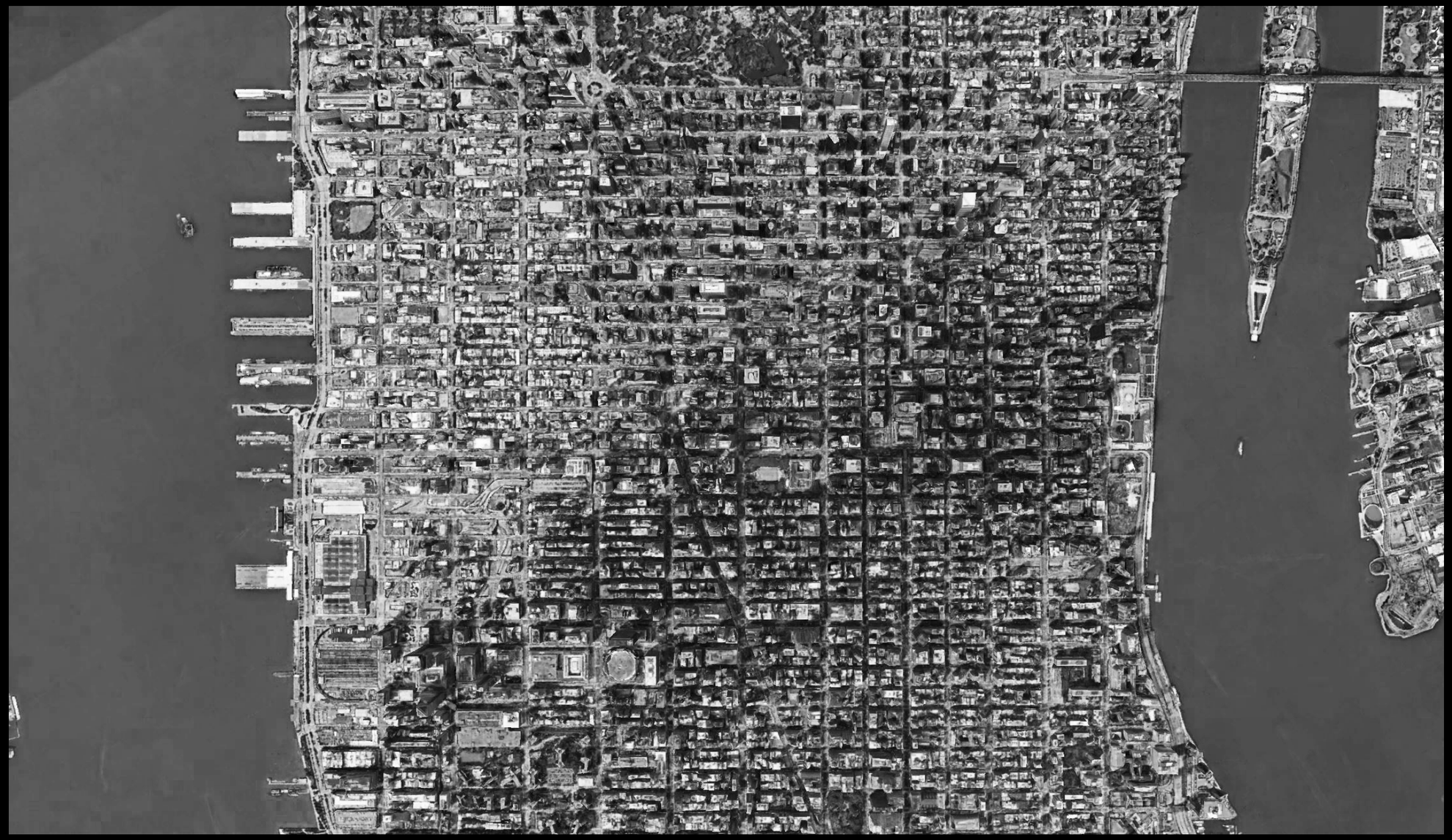
Midtown Movement



P5.0

Complex Projects | New York Midtown

Tibo Hoek | 4294076

CP


VACANCY
/ˈVEɪK(ə)NSɪ/
1. empty space.
Bianca
5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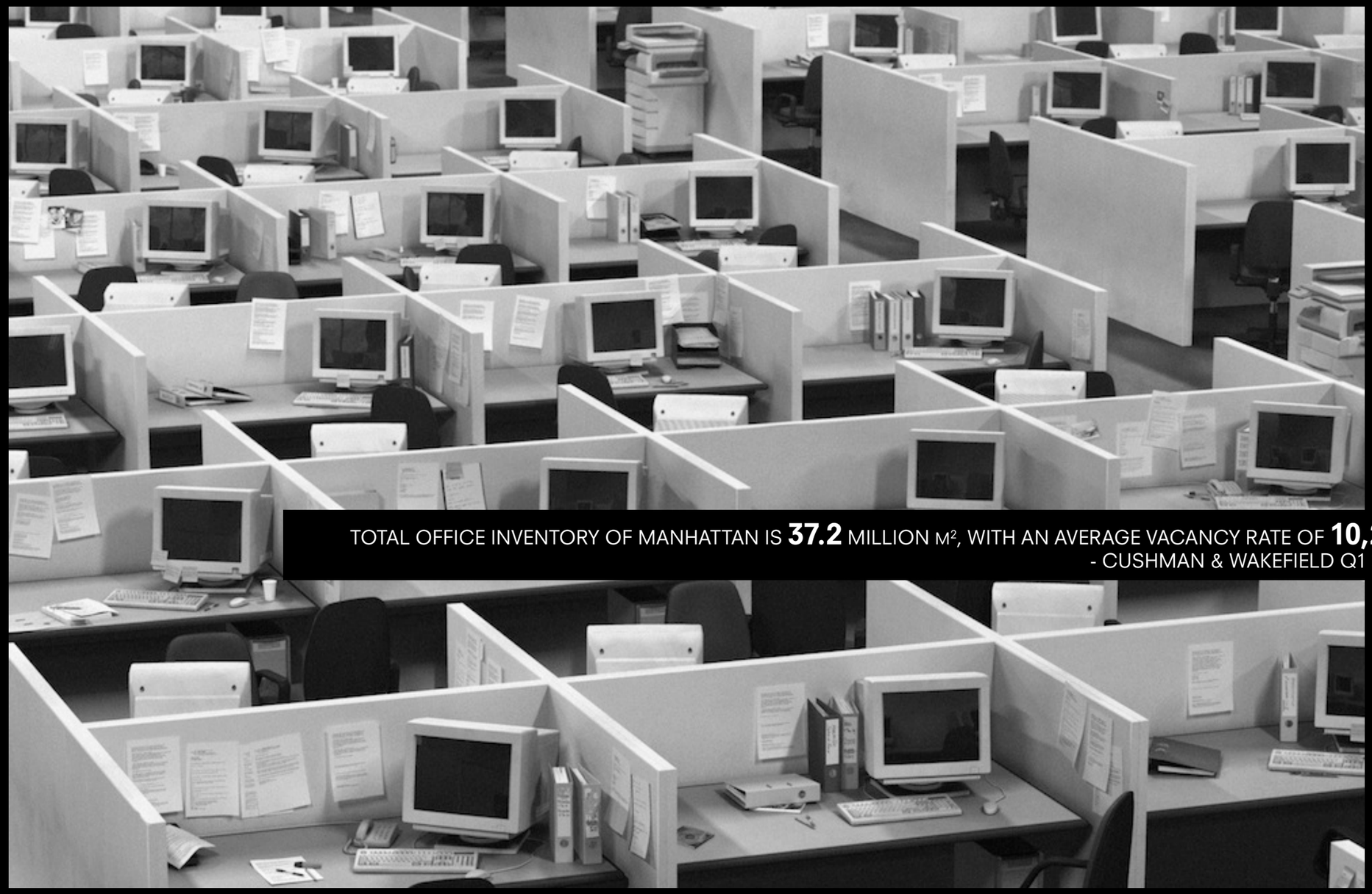


TOTAL OFFICE INVENTORY OF MANHATTAN IS **37.2** MILLION M², WITH AN AVERAGE VACANCY RATE OF **10,2%**
- CUSHMAN & WAKEFIELD Q1 2019

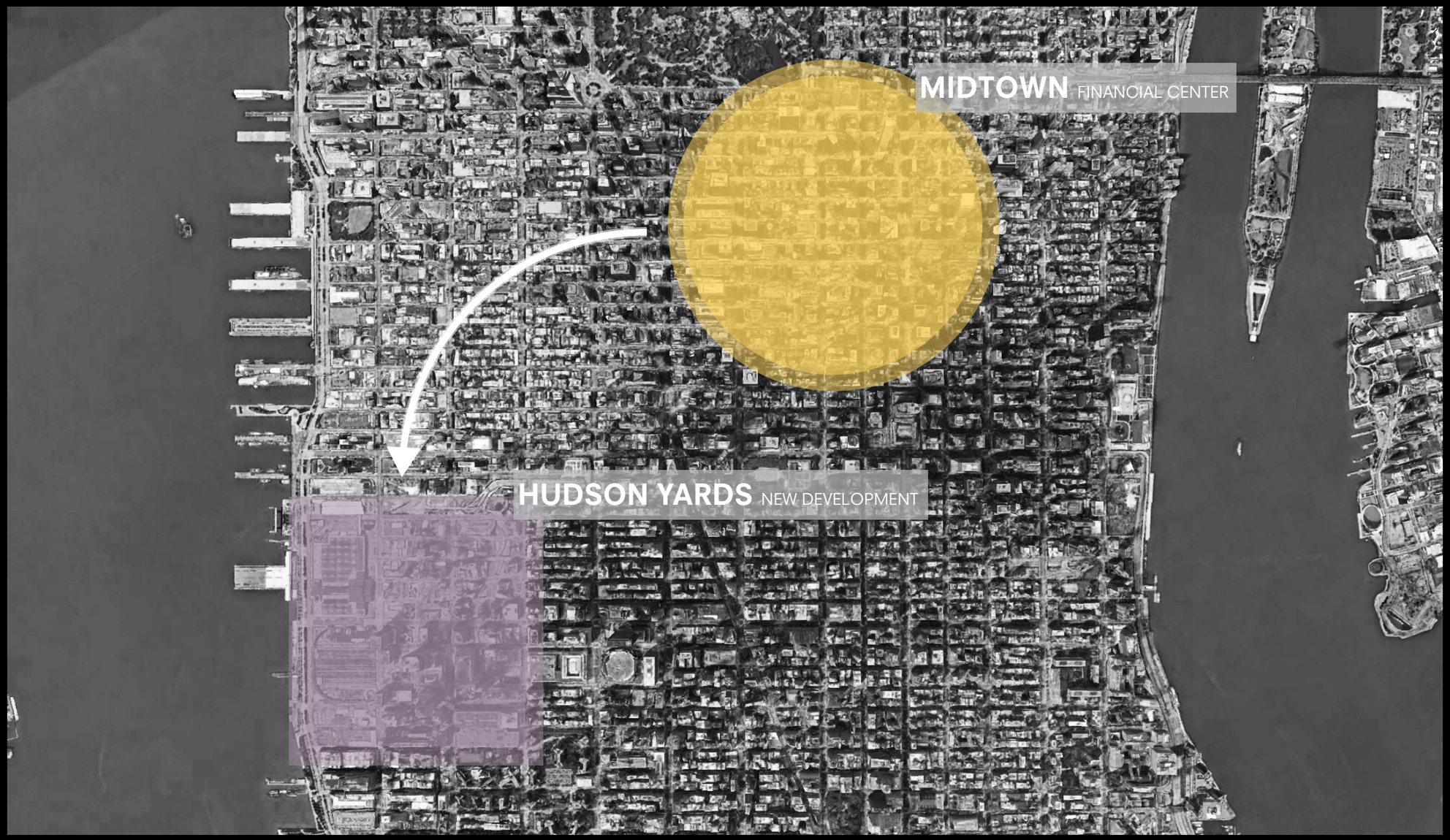
SHIFT IN FINANCIAL CENTER MIDTOWN

NEW DEVELOPMENTS

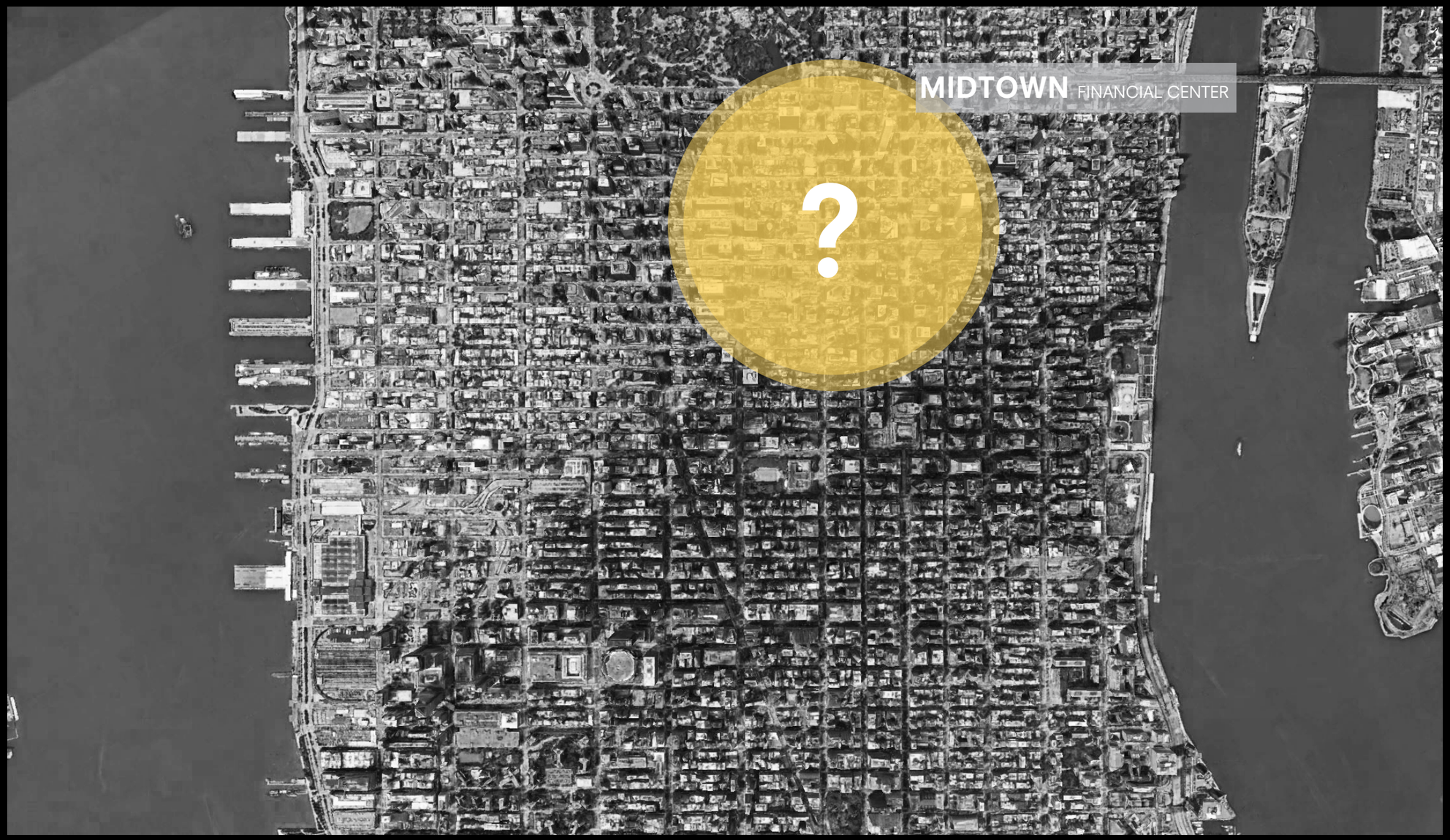
HUDSON YARDS

ONLY **5%** OF THE WHOLE OFFICE INVENTORY,
BUT COMES DOWN TO **2.000.000 M²**

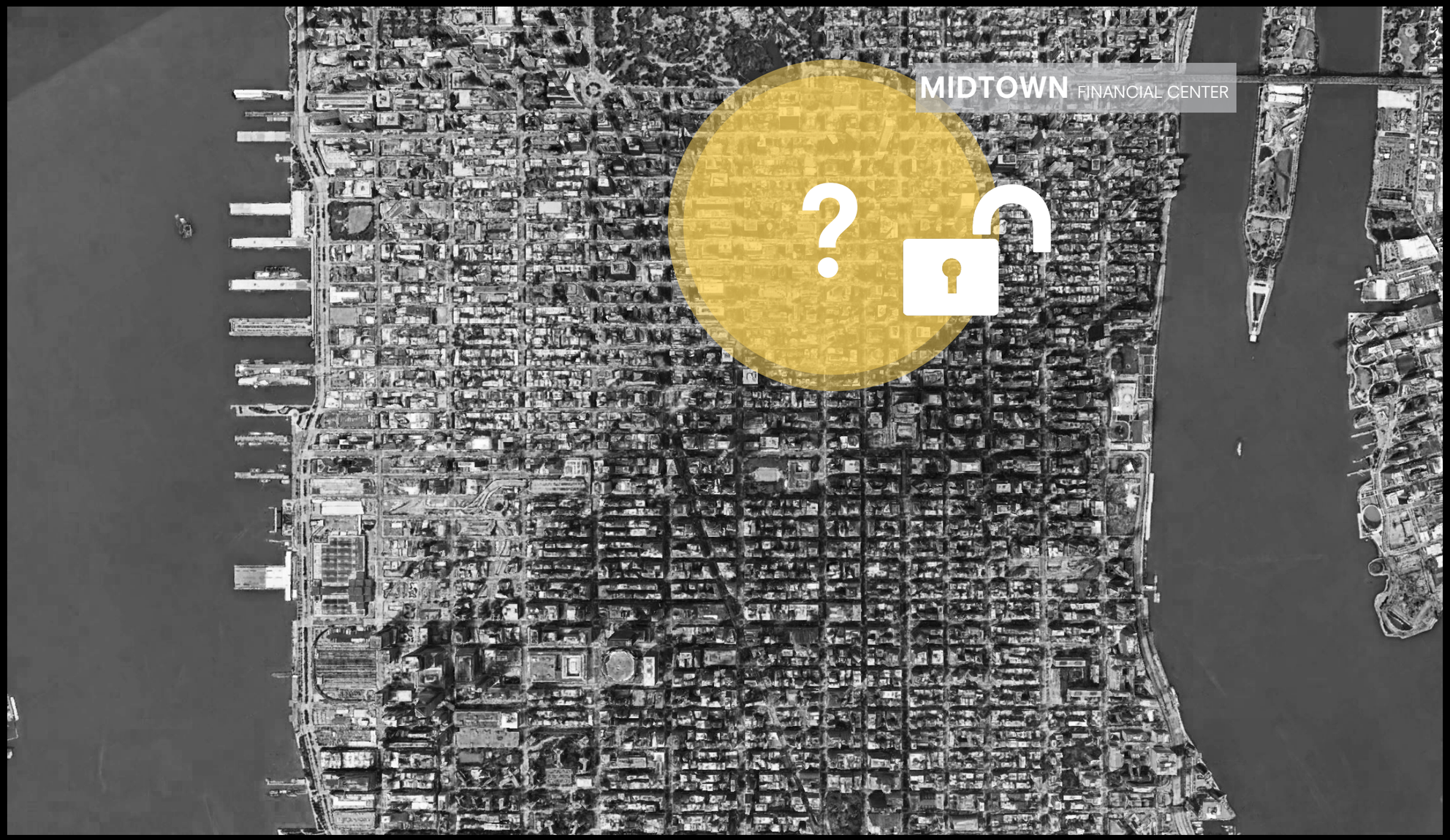
TRANSITIONAL STATE



FUTURE OF MIDTOWN



UNLOCK HIDDEN VALUES



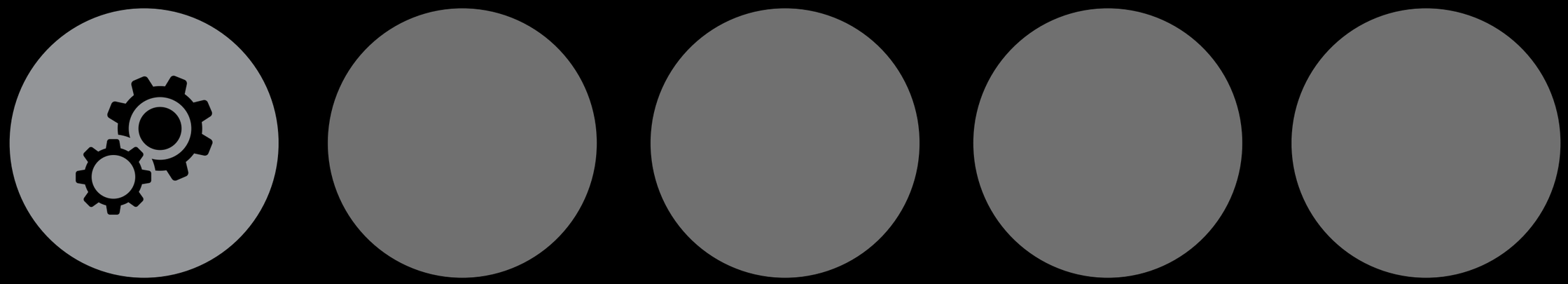
WHY?

- **MIGRATION** OF **OFFICES** TOWARDS HUDSON YARDS
  - CAUSING MORE VACANCY IN MIDTOWN
- **DETERIORATION** OF OFFICE BUILDINGS IN **MIDTOWN**
  - WHICH ARE STANDING ON HIGH VALUABLE LAND
- GROWING **VACANCY RATE** IN MIDTOWN DISTRICT
  - MAKING USE OF THE 3.7 MILLION M² BEING VACANT

TOTAL OFFICE INVENTORY OF MANHATTAN IS **37.2** MILLION M², WITH AN AVERAGE VACANCY RATE OF **10,2%**
- CUSHMAN & WAKEFIELD Q1 2019

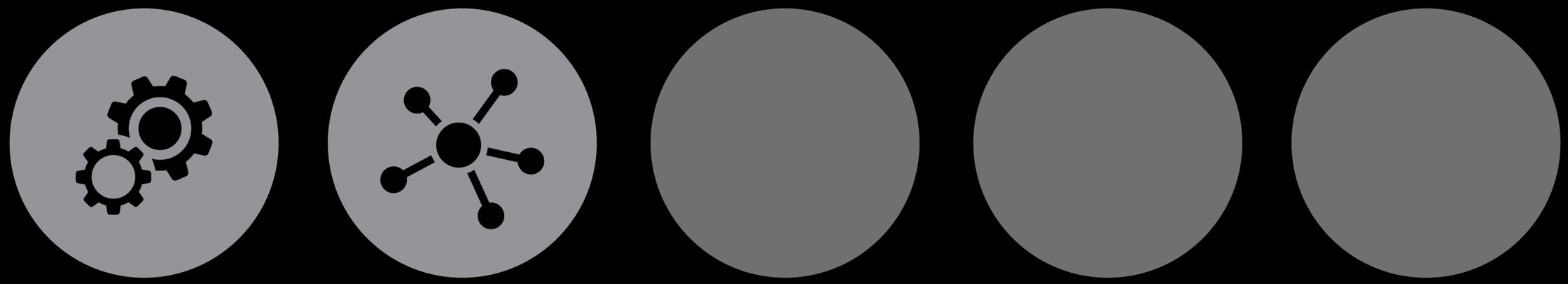
WHAT IS WRONG WITH THE OBSOLETE?

WHAT IS WRONG WITH THE OBSOLETE?



OLD INSTALLATIONS

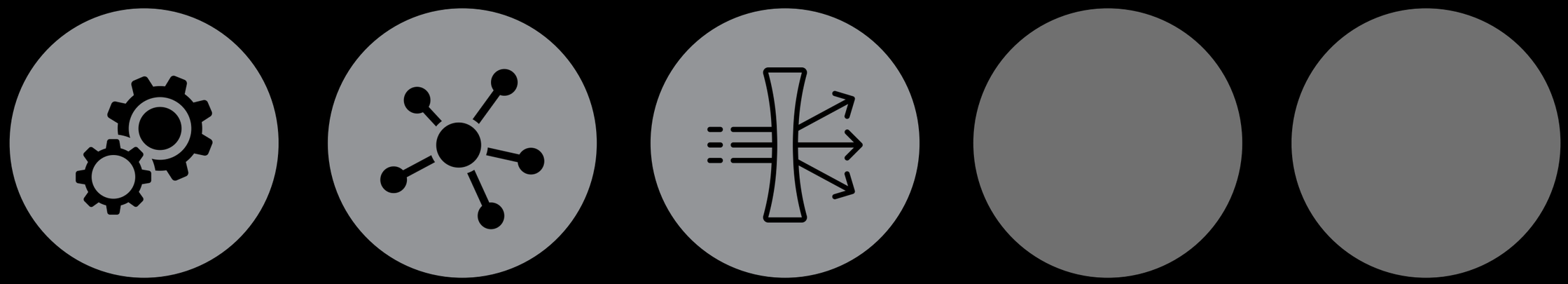
WHAT IS WRONG WITH THE OBSOLETE?



OLD INSTALLATIONS

ISOLATED FROM CITYSCAPE

WHAT IS WRONG WITH THE OBSOLETE?

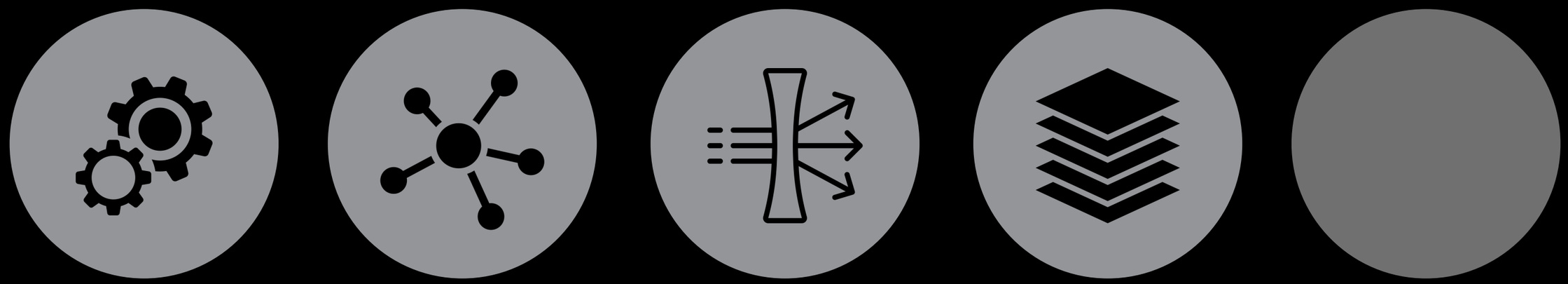


OLD INSTALLATIONS

ISOLATED FROM CITYSCAPE

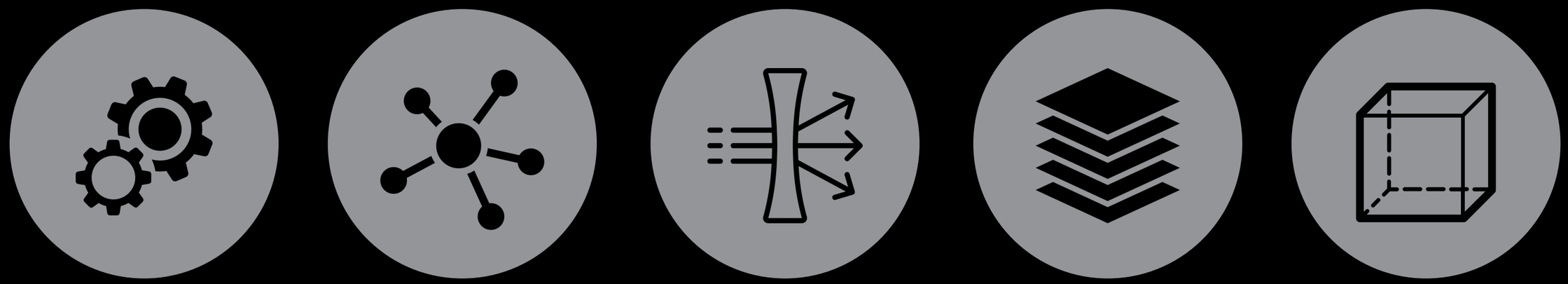
BAD BUILDING PHYSICS

WHAT IS WRONG WITH THE OBSOLETE?



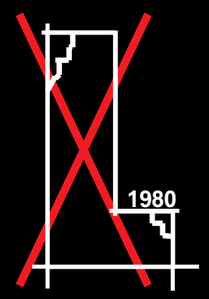
OLD INSTALLATIONS **ISOLATED FROM CITYSCAPE** **BAD BUILDING PHYSICS** **GENERIC FLOOR SLABS**

WHAT IS WRONG WITH THE OBSOLETE?



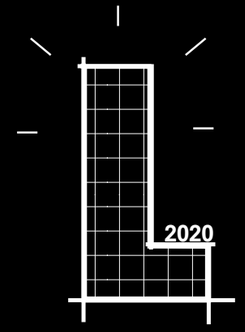
OLD INSTALLATIONS **ISOLATED FROM CITYSCAPE** **BAD BUILDING PHYSICS** **GENERIC FLOOR SLABS** **NARROW FLOOR HEIGHTS**

TO DO



DEMOLITION

- WASTE OF MATERIALS
- BUILDING ONLY 40 YEARS OLD
- NON SUSTAINABLE APROACH



RE-BRANDING

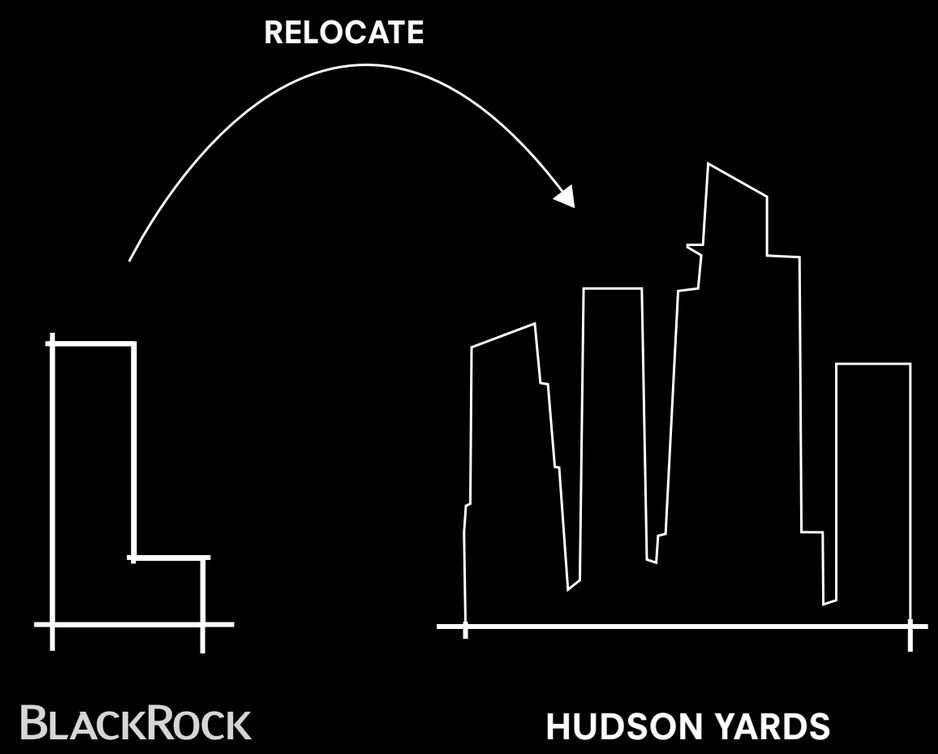
+ REUSE EXISTING BUILDING
+ PIONEERING
+ MORE TO COME

RESEARCH QUESTION;

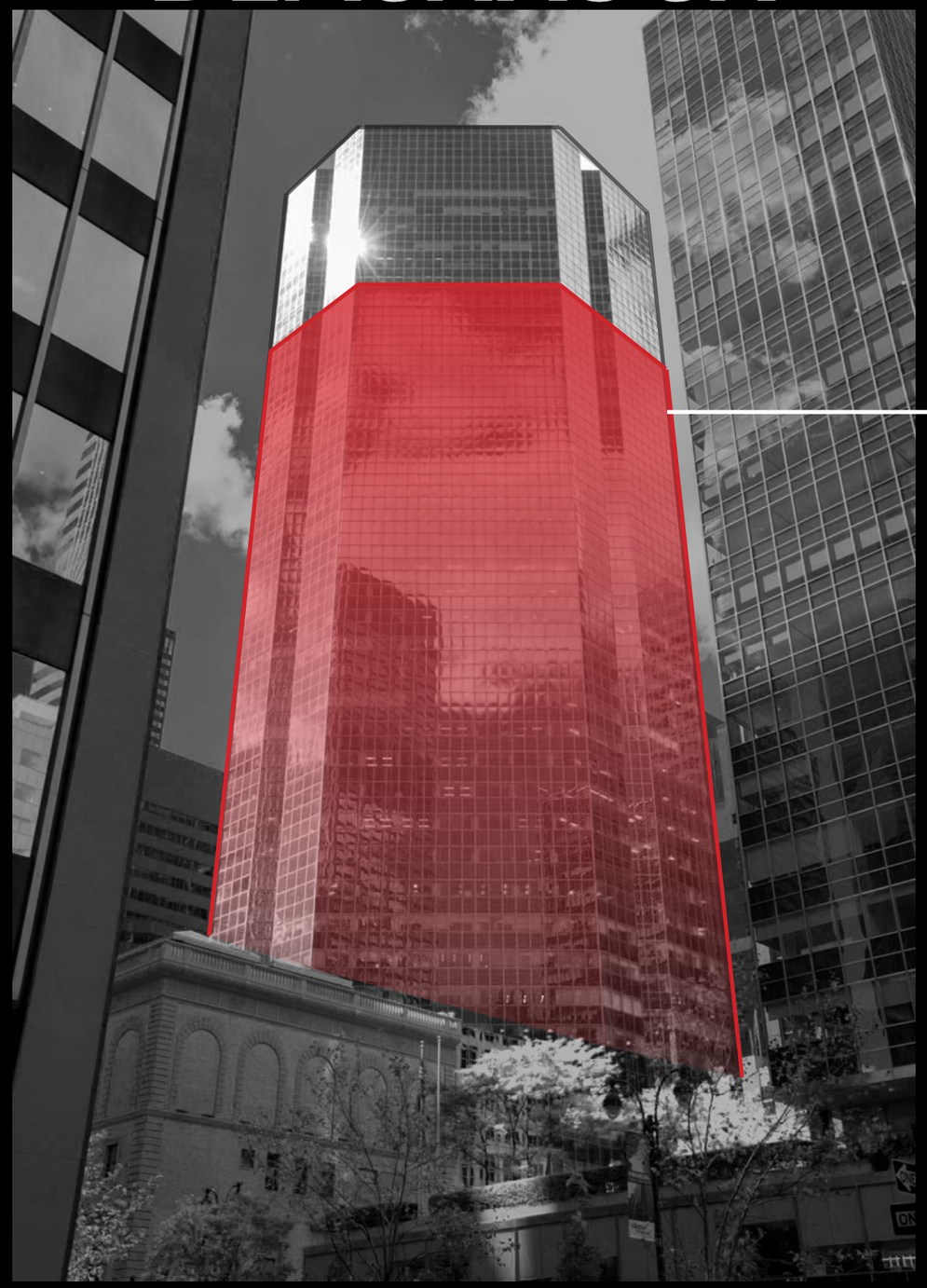
“HOW CAN MIDTOWN’S NEWLY BECOME **VACANT** OFFICE BUILDINGS BE **RE-USED?”**

“**WALL ST** IS MOVING, AND IT’S RESHAPING NEW YORK”
- DAVID M. LEVITT | FROM SAVILLS STUDLEY (2018)


BLACKROCK


RELOCATE
BLACKROCK
HUDSON YARDS

BLACKROCK



MORE THAN **81%**
MOVING OUT

44 FLOORS | 175M

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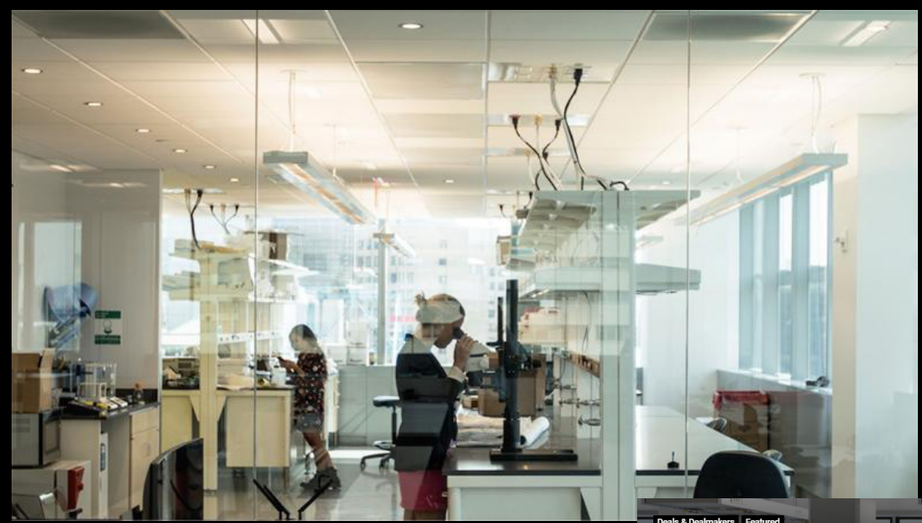
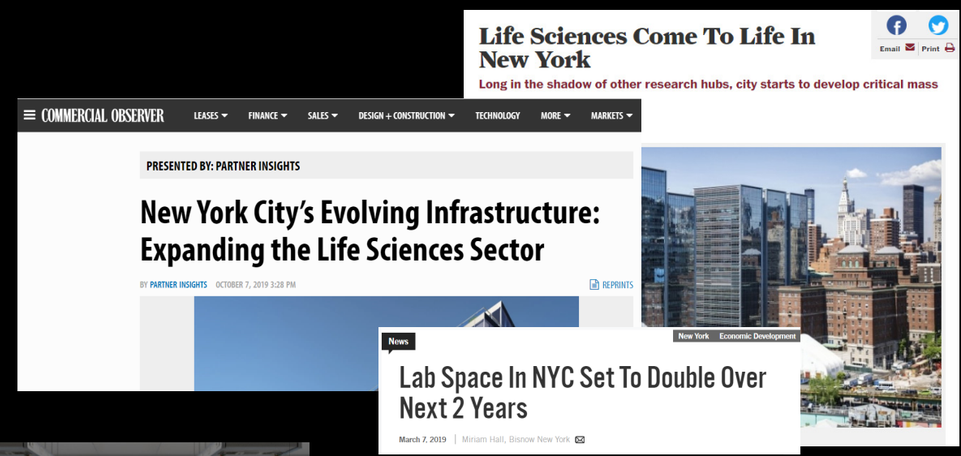
Pfizer

Life Science Center

WHY?





Life Sciences Come To Life In New York

Long in the shadow of other research hubs, city starts to develop critical mass

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New York City's Evolving Infrastructure: Expanding the Life Sciences Sector

BY PARTNER INSIGHTS OCTOBER 7, 2019 3:28 PM REPRINTS

News

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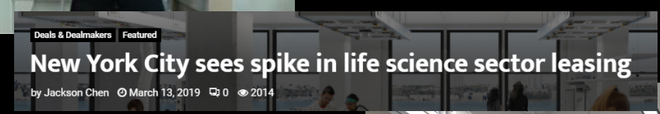
Lab Space In NYC Set To Double Over Next 2 Years

March 7, 2019 | Miriam Hall, Bisnow New York



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New York City sees spike in life science sector leasing

by Jackson Chen March 13, 2019 0 2014

Life Science Startups in New York City Gaining Steam

Published: Mar 14, 2019 | By Mark Terry

New York May Emerge as a Major Life Science Cluster as LifeSci & NYCEDC Make Moves

September 27, 2019 79 0

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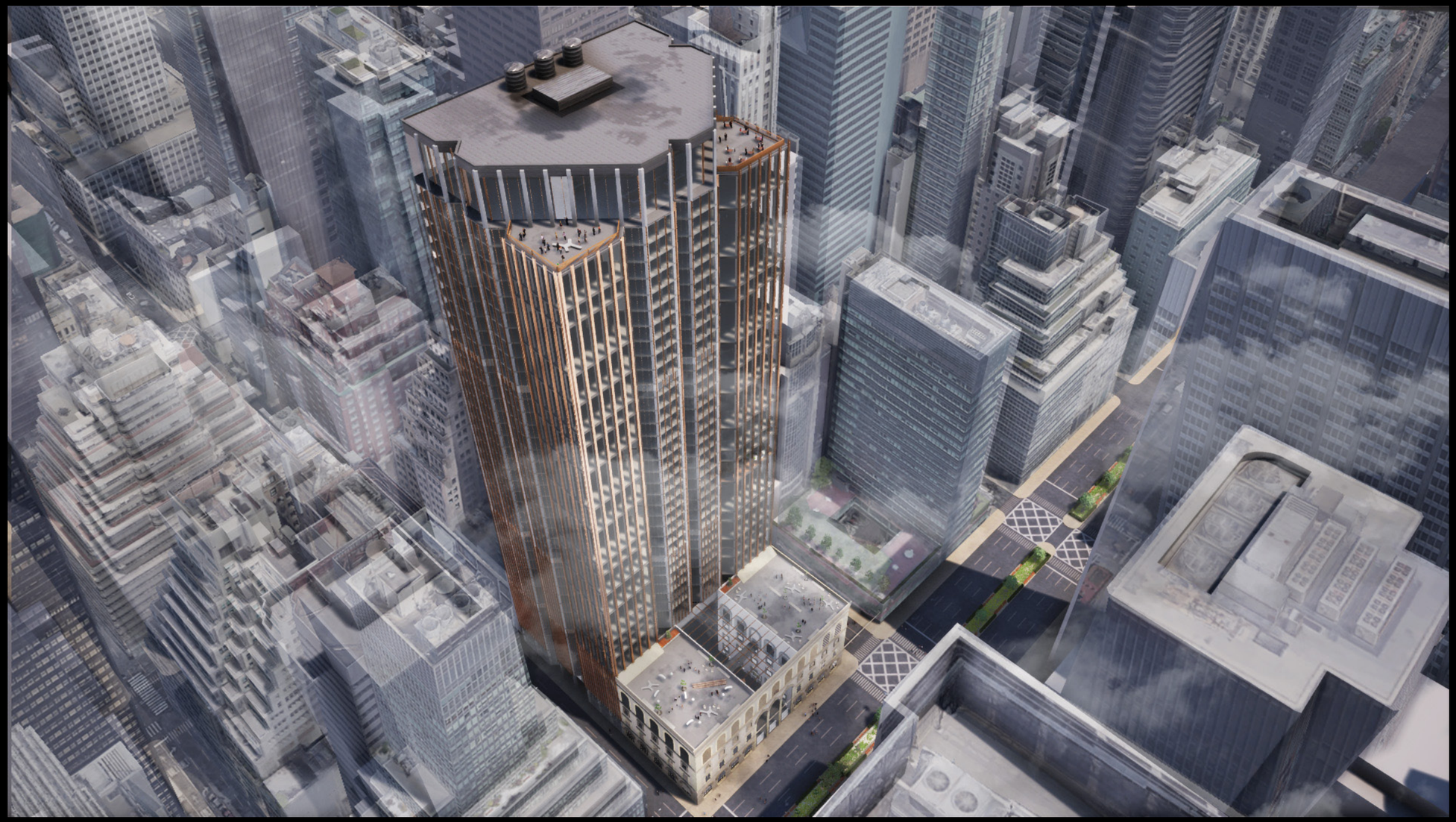
U.S. | NEW YORK

Health-Care Investor to Build Biotech Labs in Nomad

Deerfield Management plans to convert an unused office building into drug-research labs



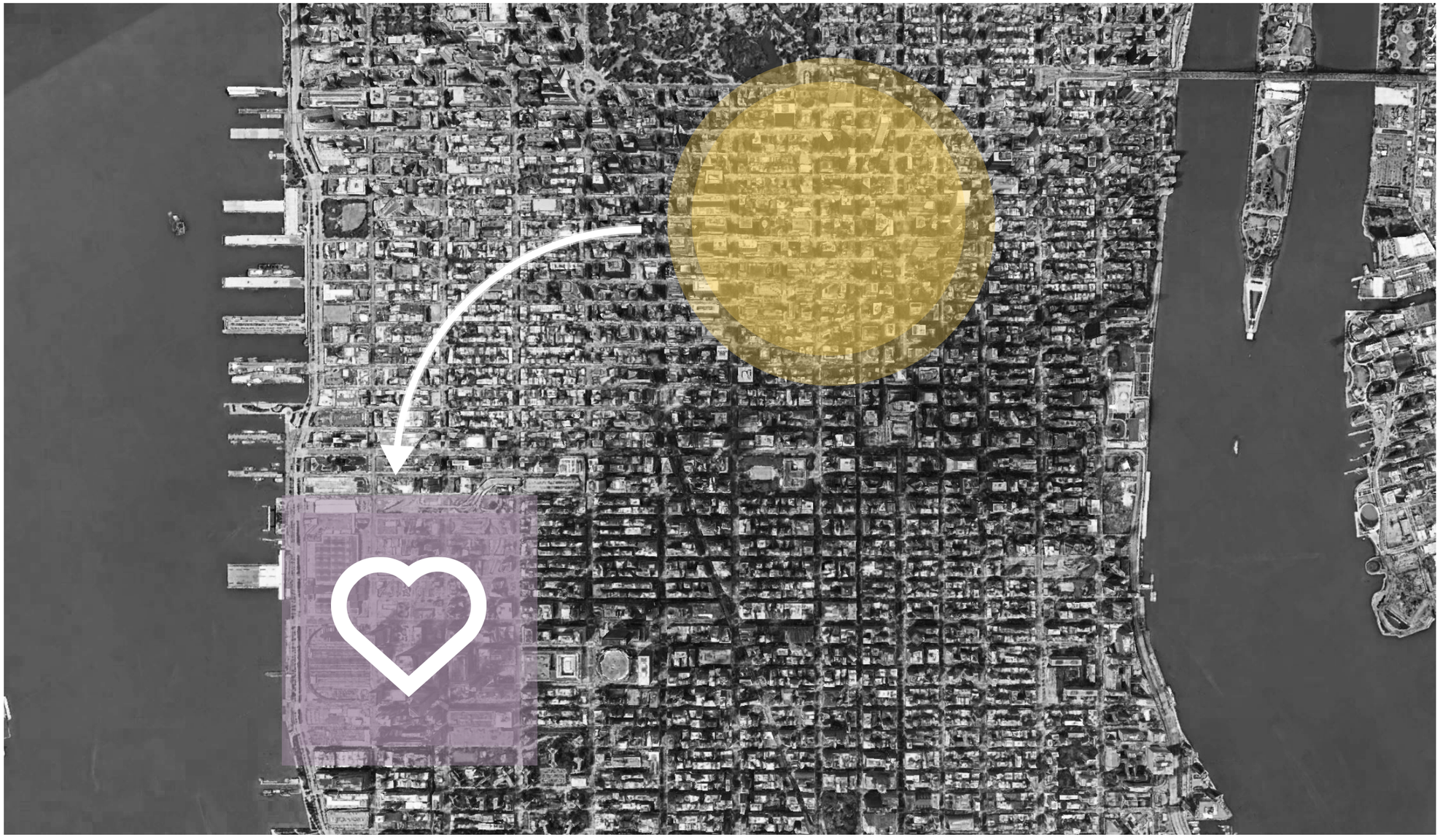
MIDTOWN MOVEMENT

TIBO HOEK - 4294076 - P5

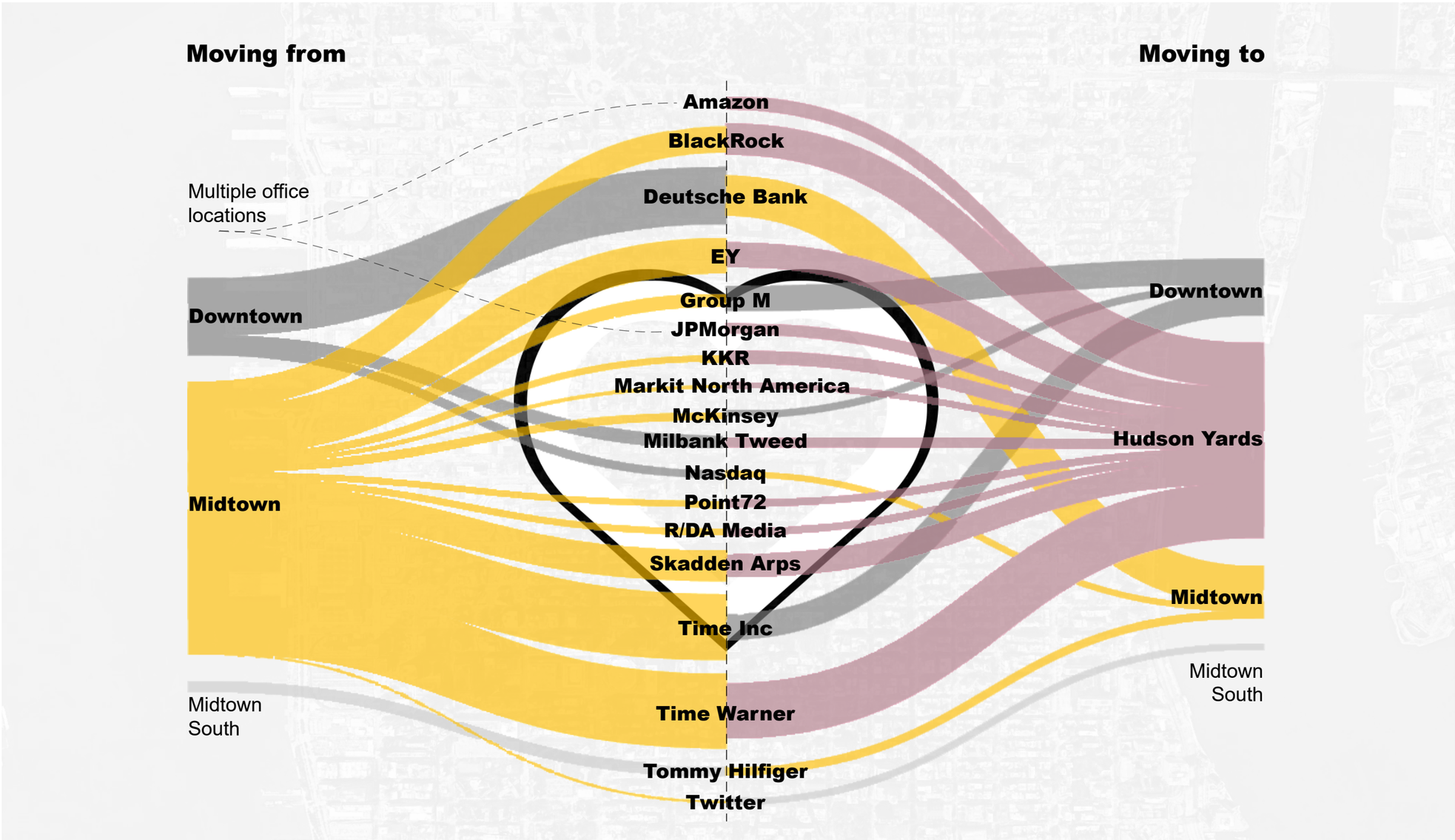
RESEARCH

MIDTOWN, THE HEART OF FINANCIAL CENTER MANHATTAN

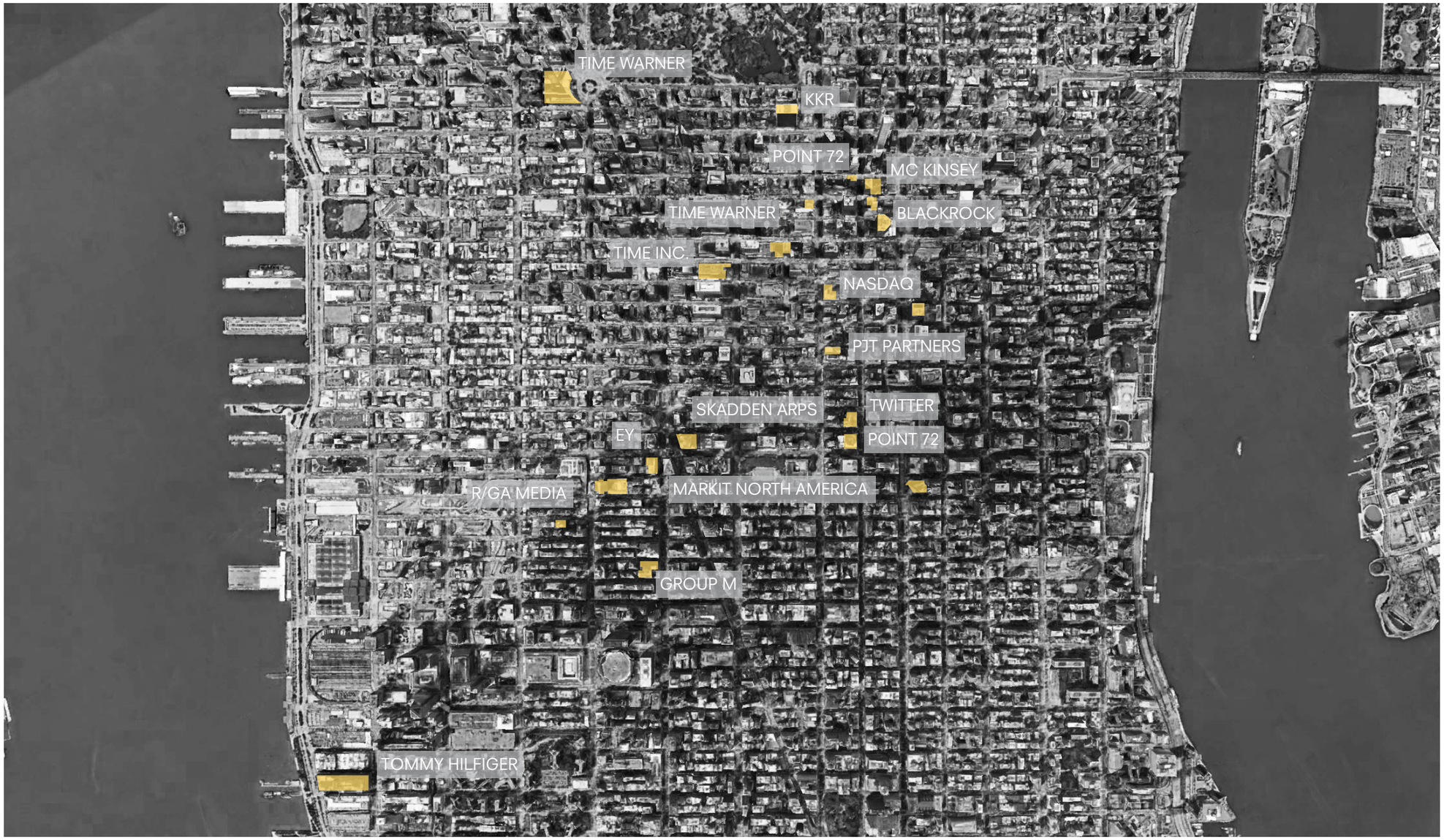
WHAT WILL BE THE FUTURE OF MIDTOWN?



TRANSITIONAL STATE

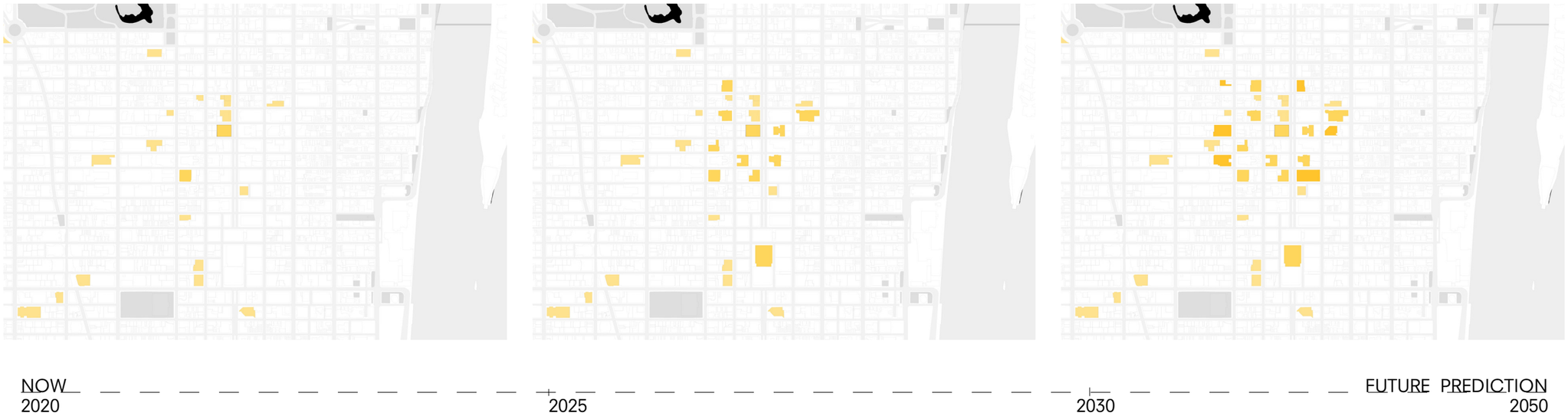


OFFICES ON THE MOVE...

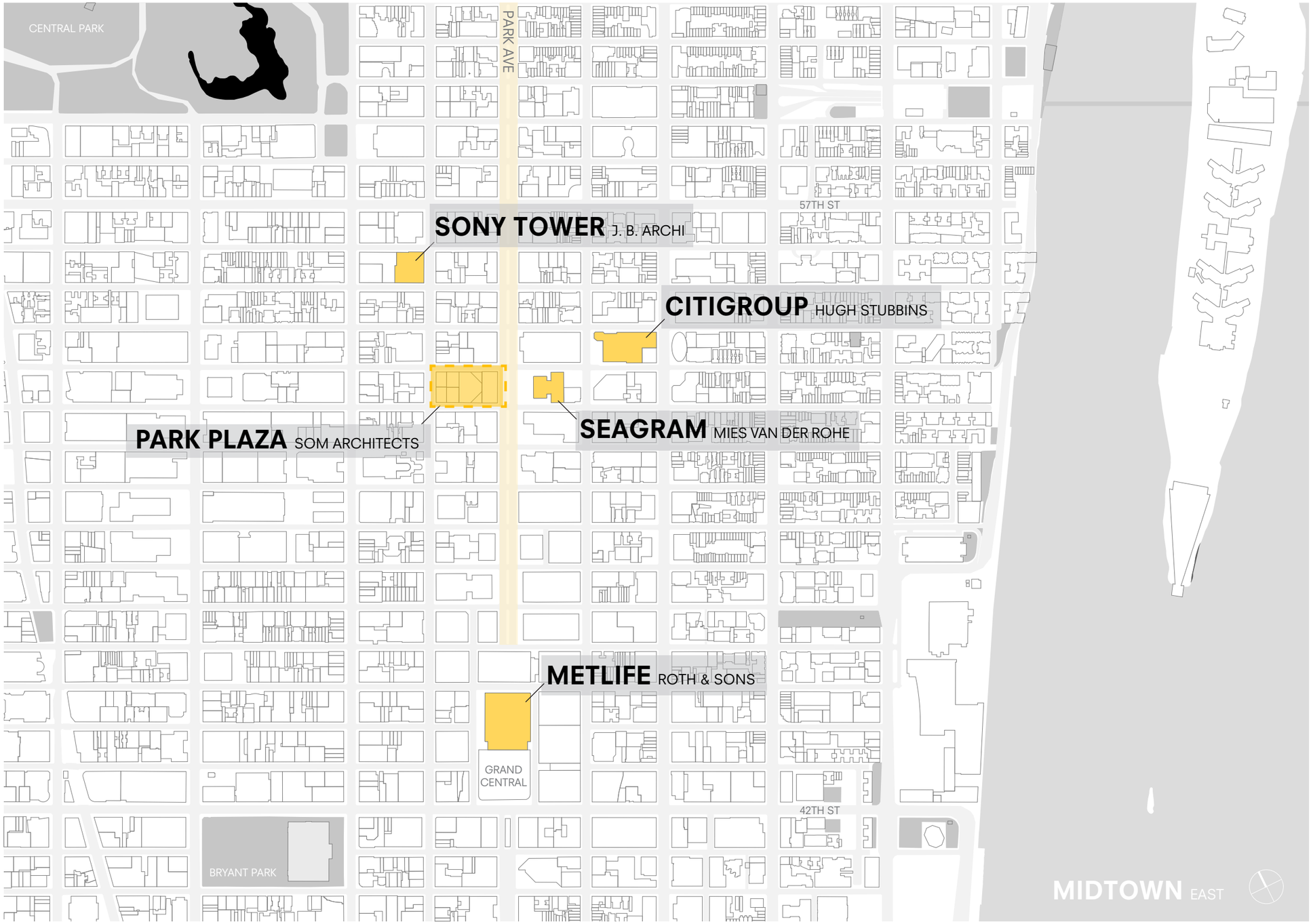


GROWING VACANCY RATE MIDTOWN

MORE INTENSE



OBSOLETE BUILDING ENVELOPE



THE MIDTOWN TYPOLOGY

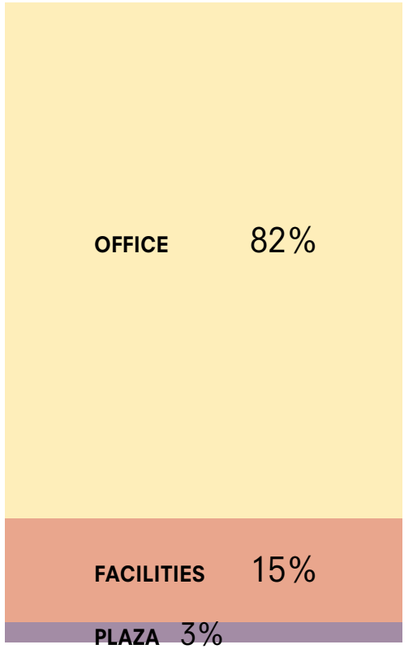
PARK PLAZA SOM
44 FLOORS - 175M - OFFICE - 1980

SEAGRAM MIES VAN DER ROHE
38 FLOORS - 157M - OFFICE - 1958

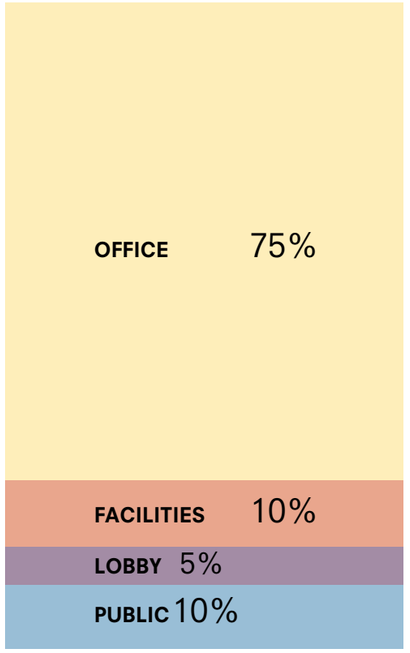
METLIFE ROTH & SONS
58 FLOORS - 246M - OFFICE - 1963

CITIGROUP HUGH STUBBINS
59 FLOORS - 279M - MIXED - 1977

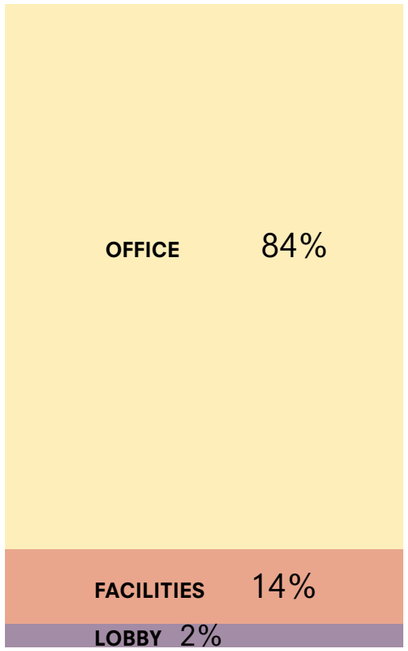
SONY TOWER J. B. ARCHI
37 FLOORS - 197M - MIXED - 1984



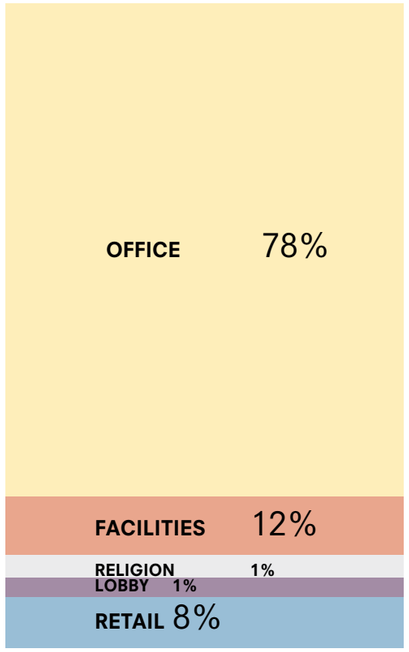
98.500M²



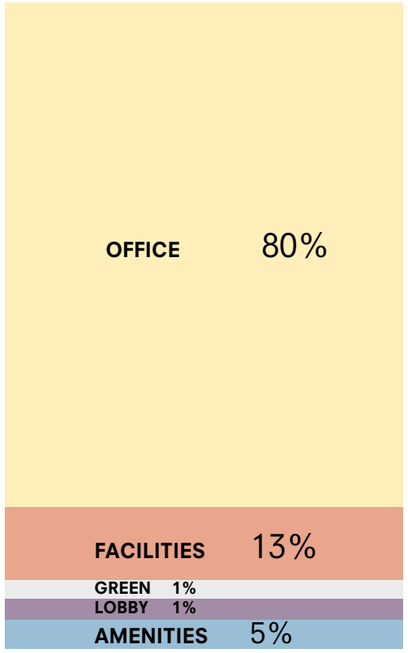
59.000M²



292.000M²



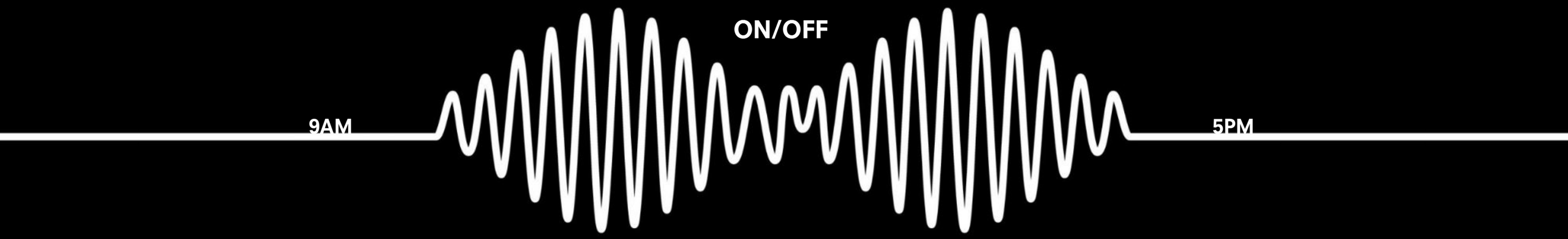
146.000M²



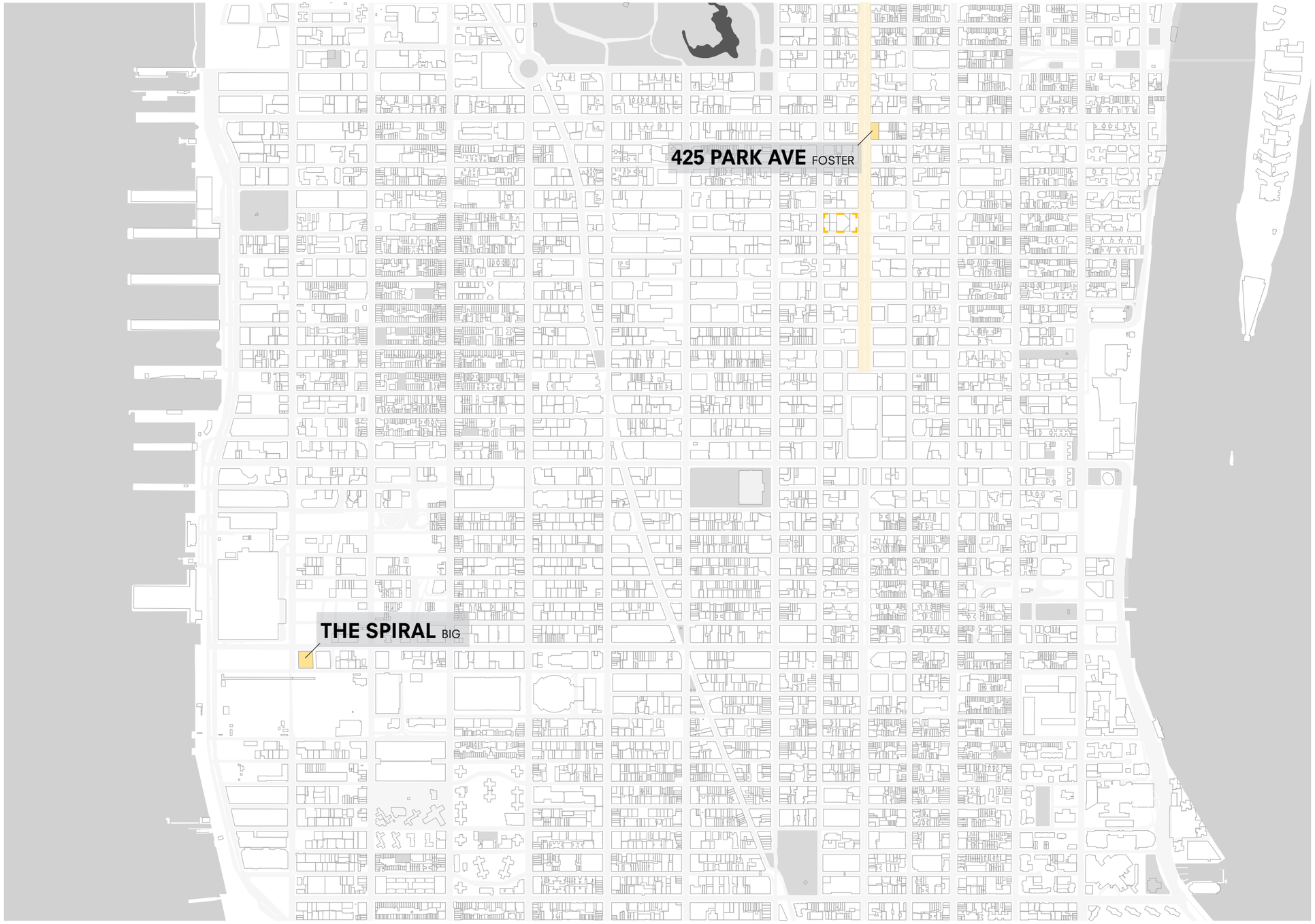
79.000M²


JIN

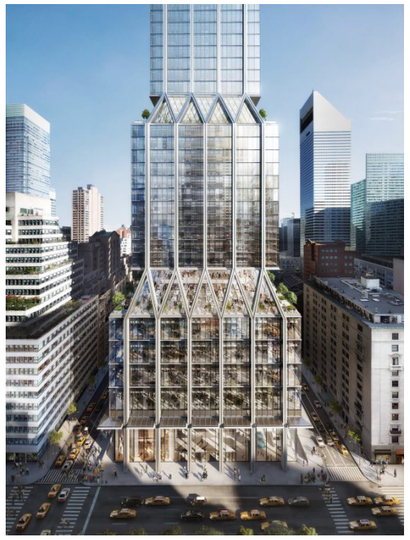
MONO-FUNCTIONAL



THE NEW STANDARD

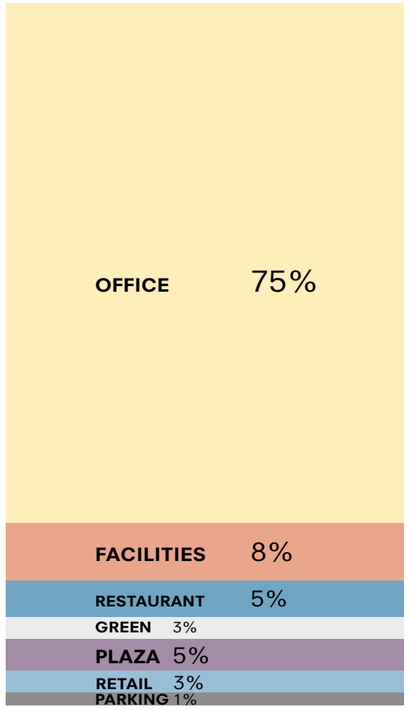


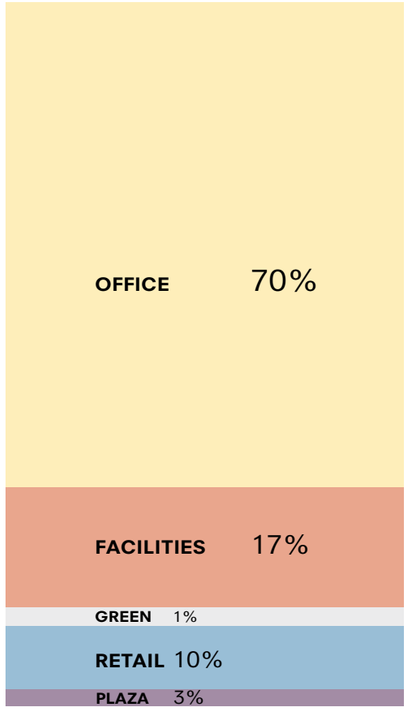
THE NEW STANDARD



425 PARK AVE FOSTER
41 FLOORS - 270M - MIXED - 2020

THE SPIRAL BIG
65 FLOORS - 306M - MIXED - 2022

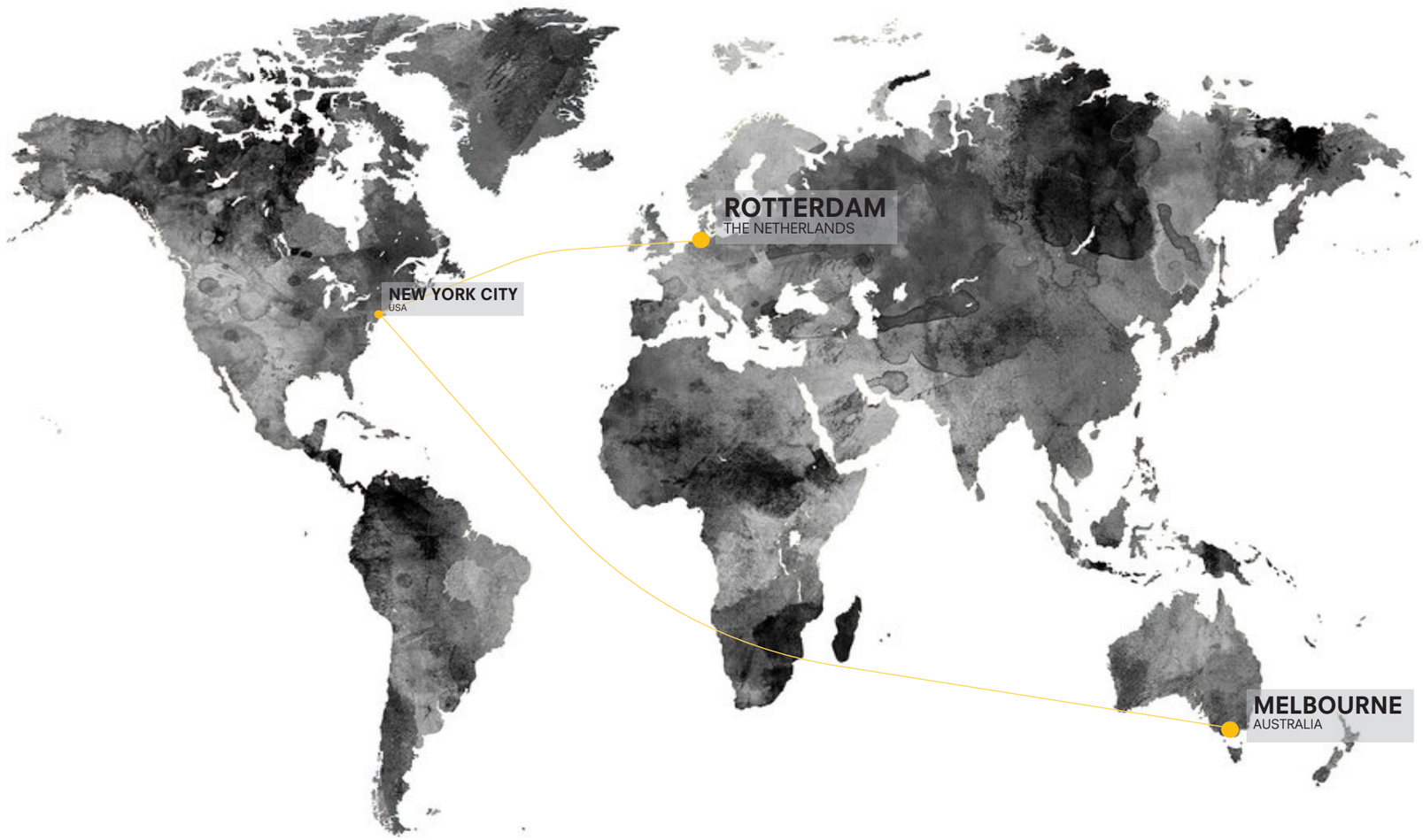




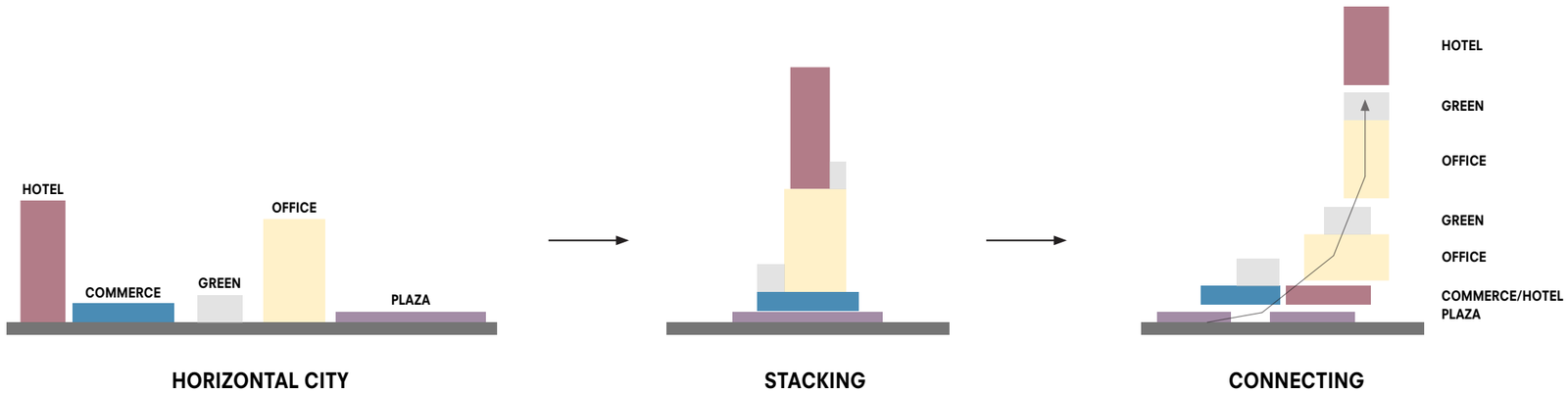
71.000M²

265.000M²

GOING OVERSEAS

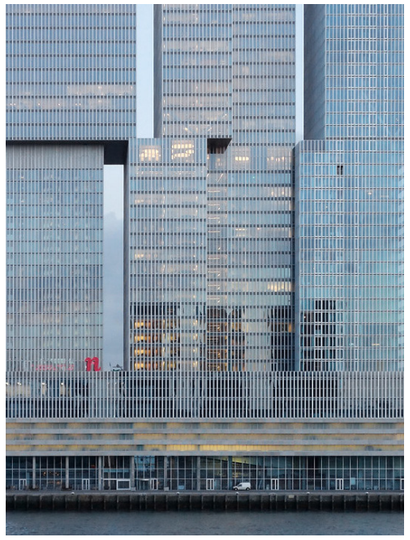


INTERNATIONAL TREND



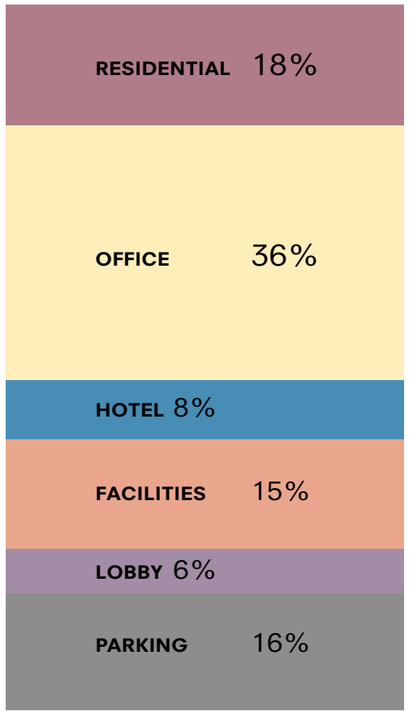
BLENDING THE CITYSCAPE

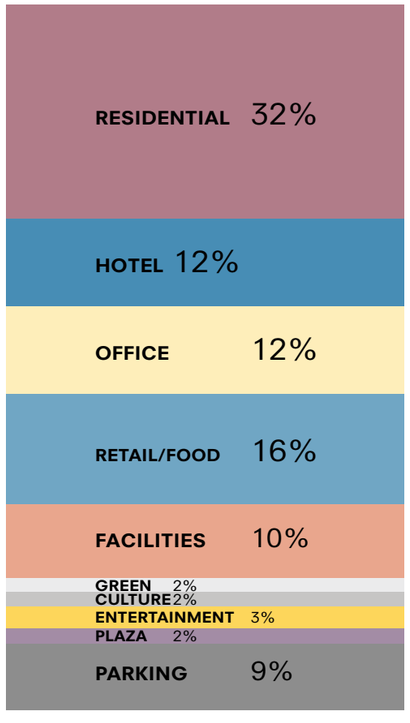
INTERNATIONAL TREND



DE ROTTERDAM OMA
44 FLOORS - 149M - MIXED - 2013

BEULAH TOWER OMA
XX FLOORS - 345M - MIXED - PROPOSED

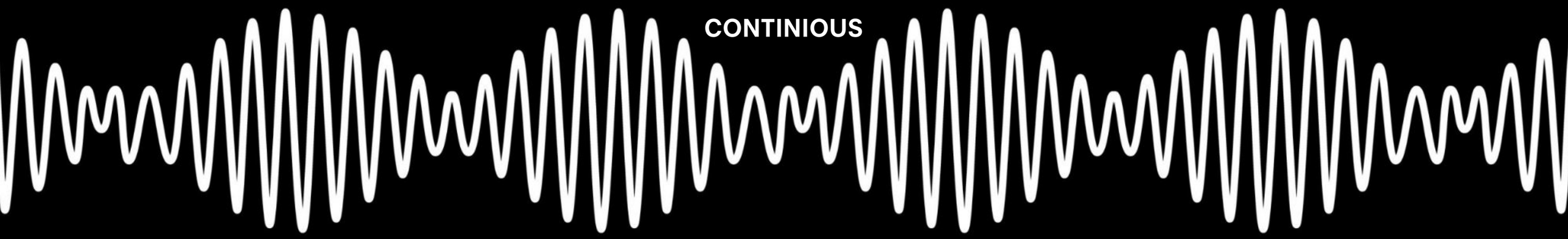




162.000M²

255.000M²

MULTI-FUNCTIONAL




OFFICE

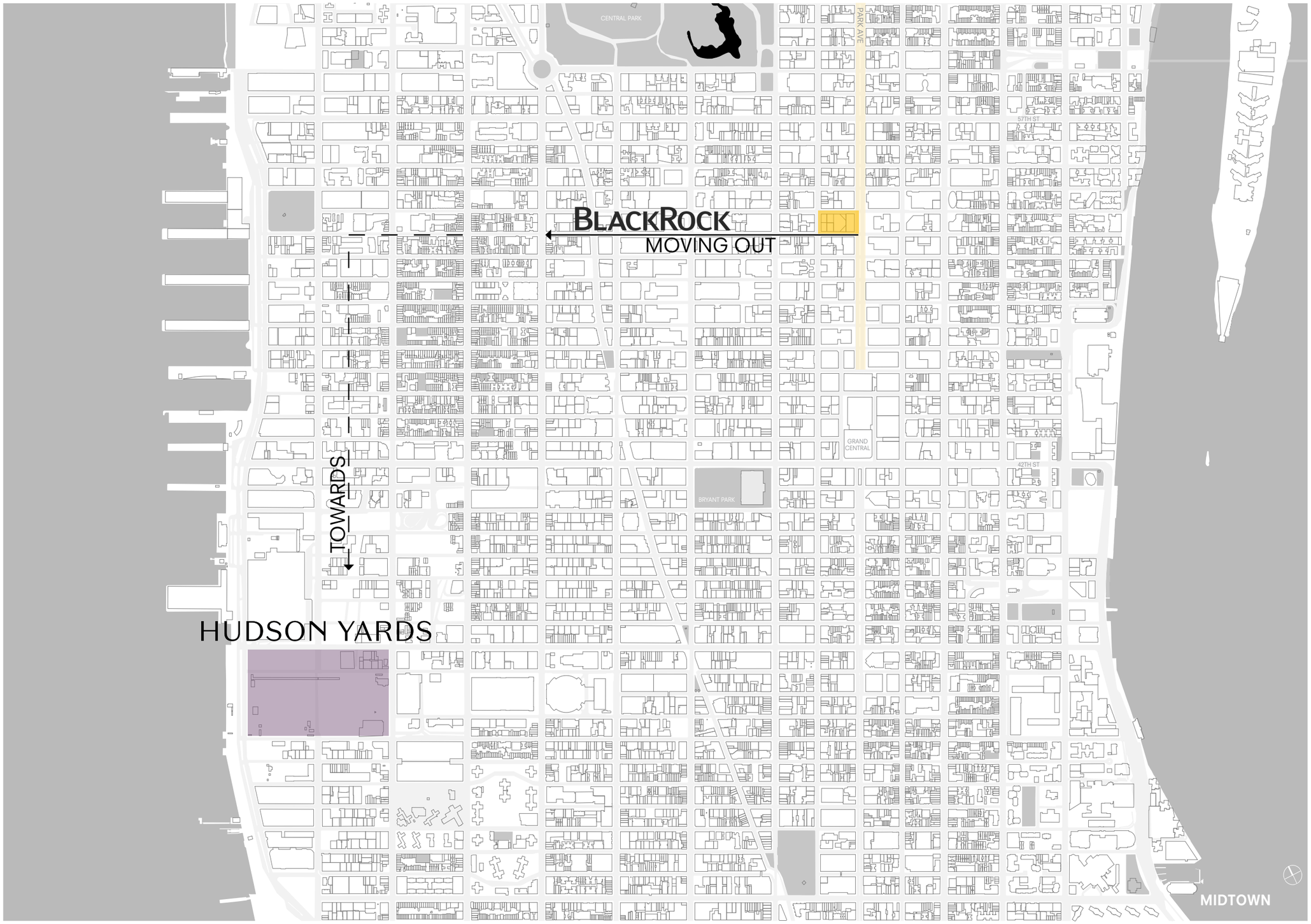

PLINTH

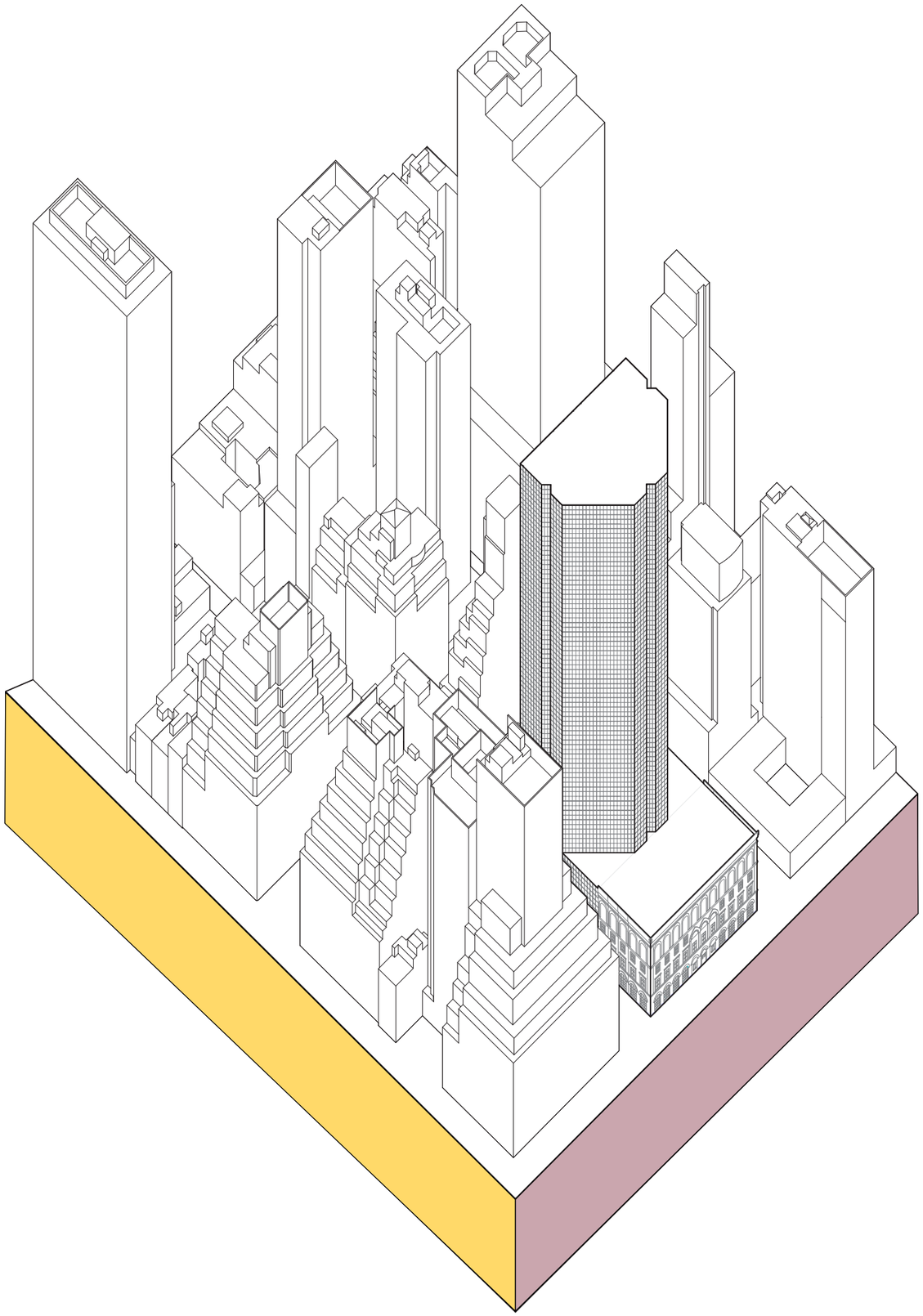
RESEARCH QUESTION;

“HOW CAN MIDTOWN’S NEWLY BECOME **VACANT** OFFICE BUILDINGS BE **RE-USED?”**

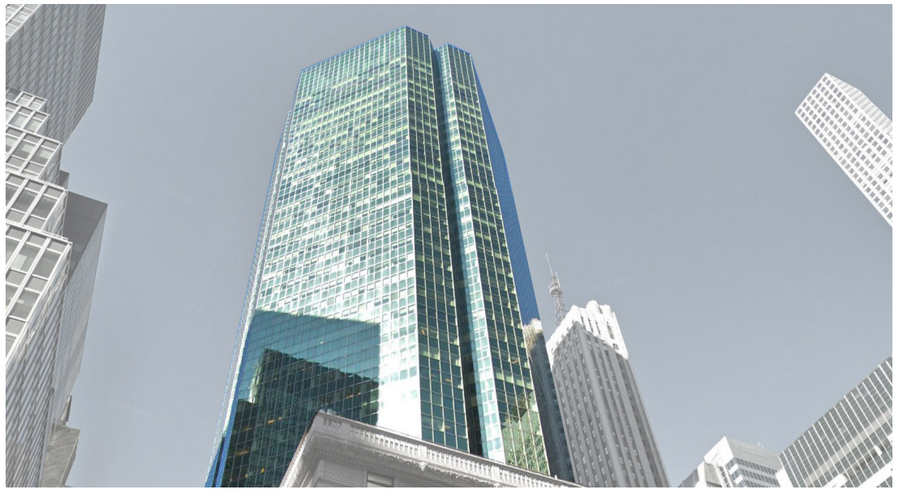
RAW

WHAT ARE WE WORKING WITH?

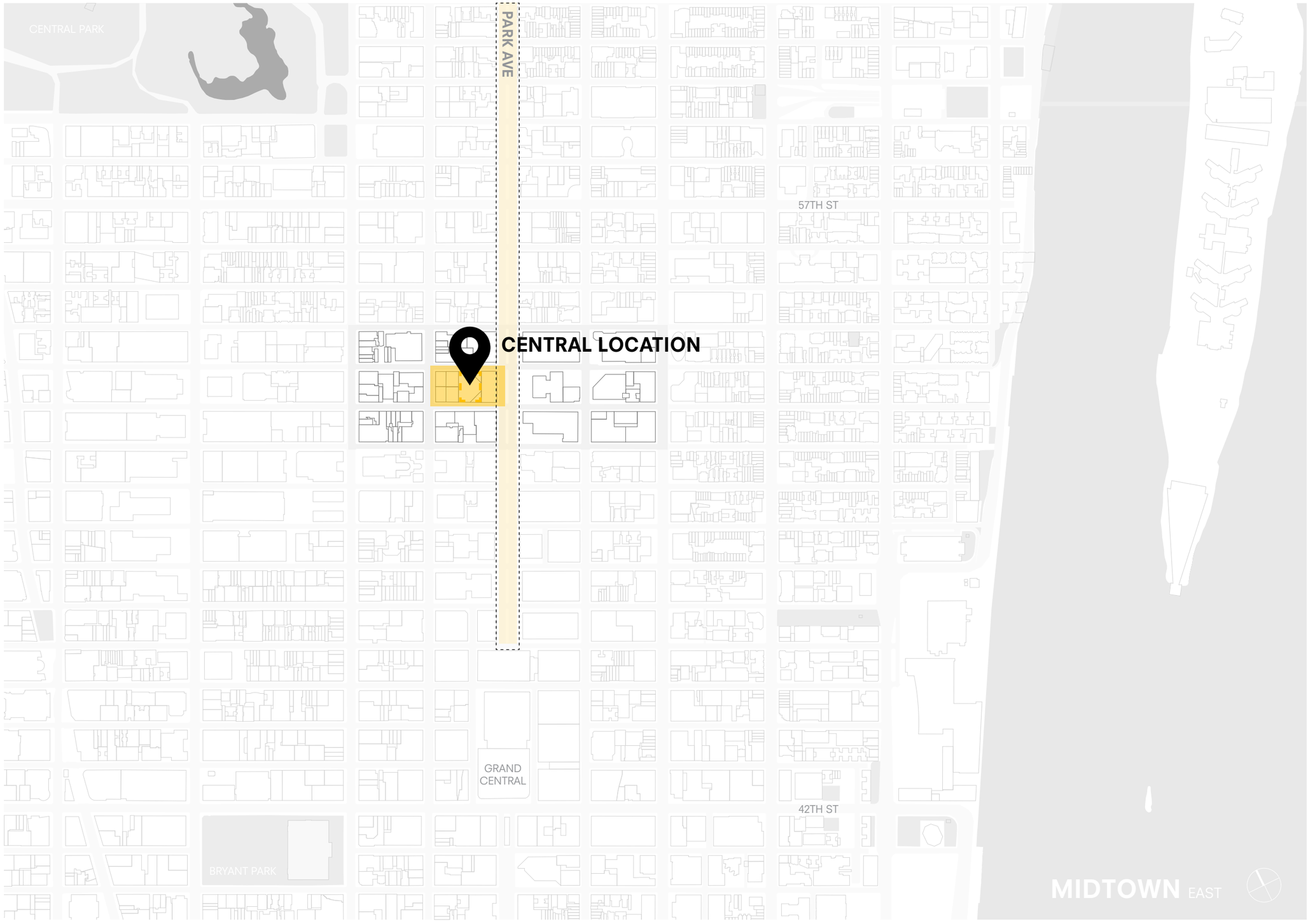

CENTRAL PARK
PARK AVE
57TH ST
BLACKROCK
MOVING OUT
GRAND CENTRAL
42TH ST
BRYANT PARK
TOWARDS
HUDSON YARDS
MIDTOWN

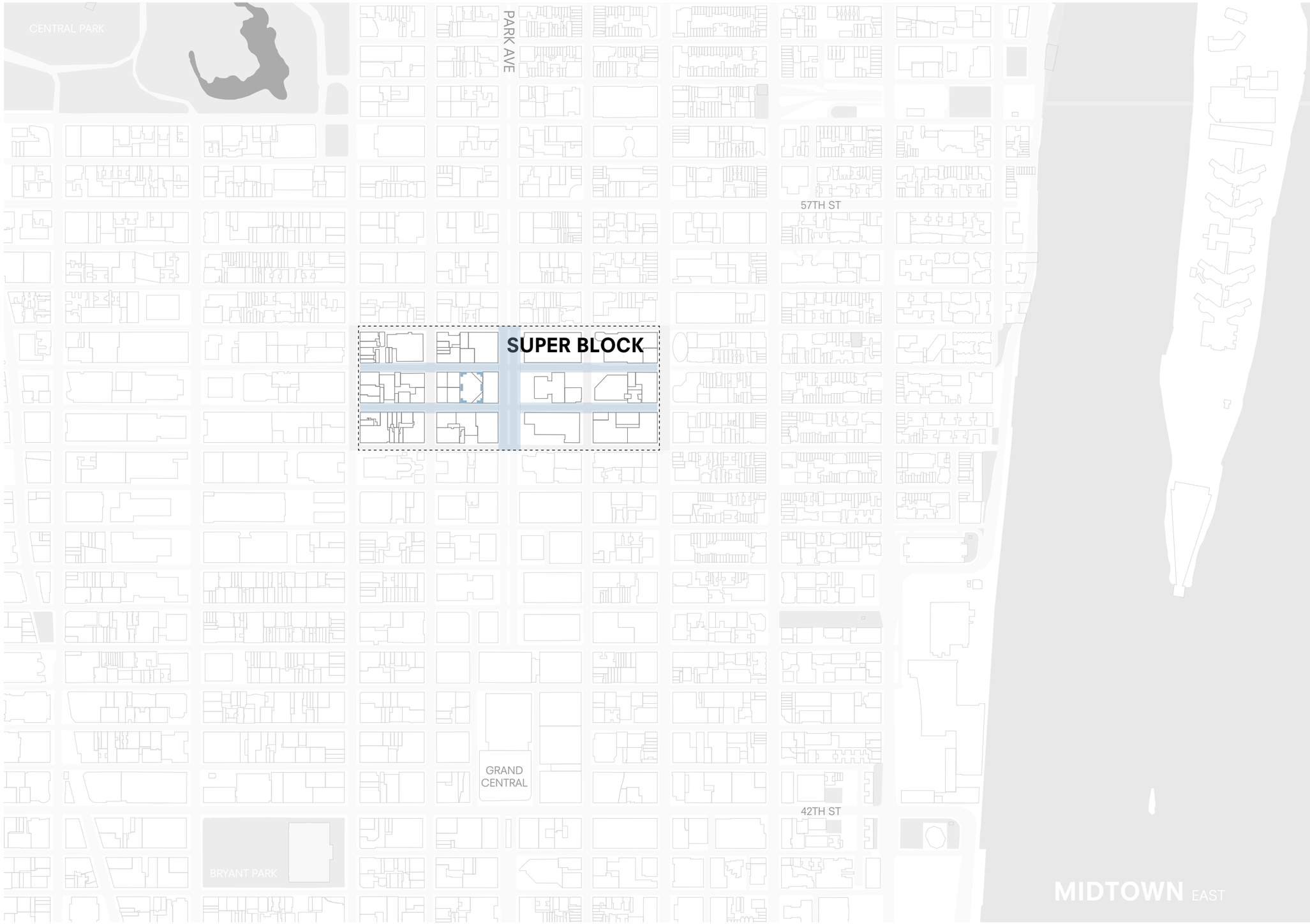


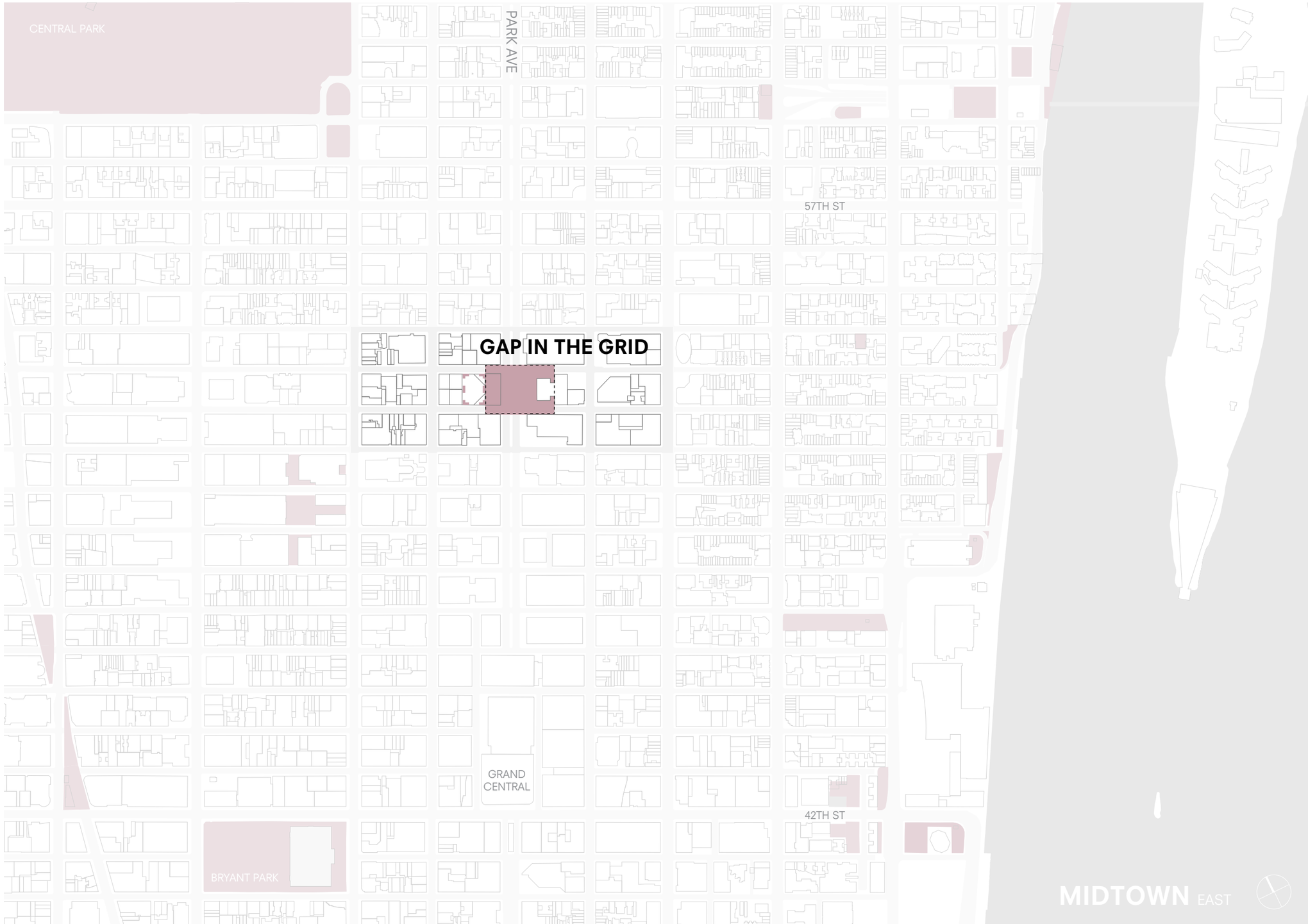
81% EMPTY TOWER

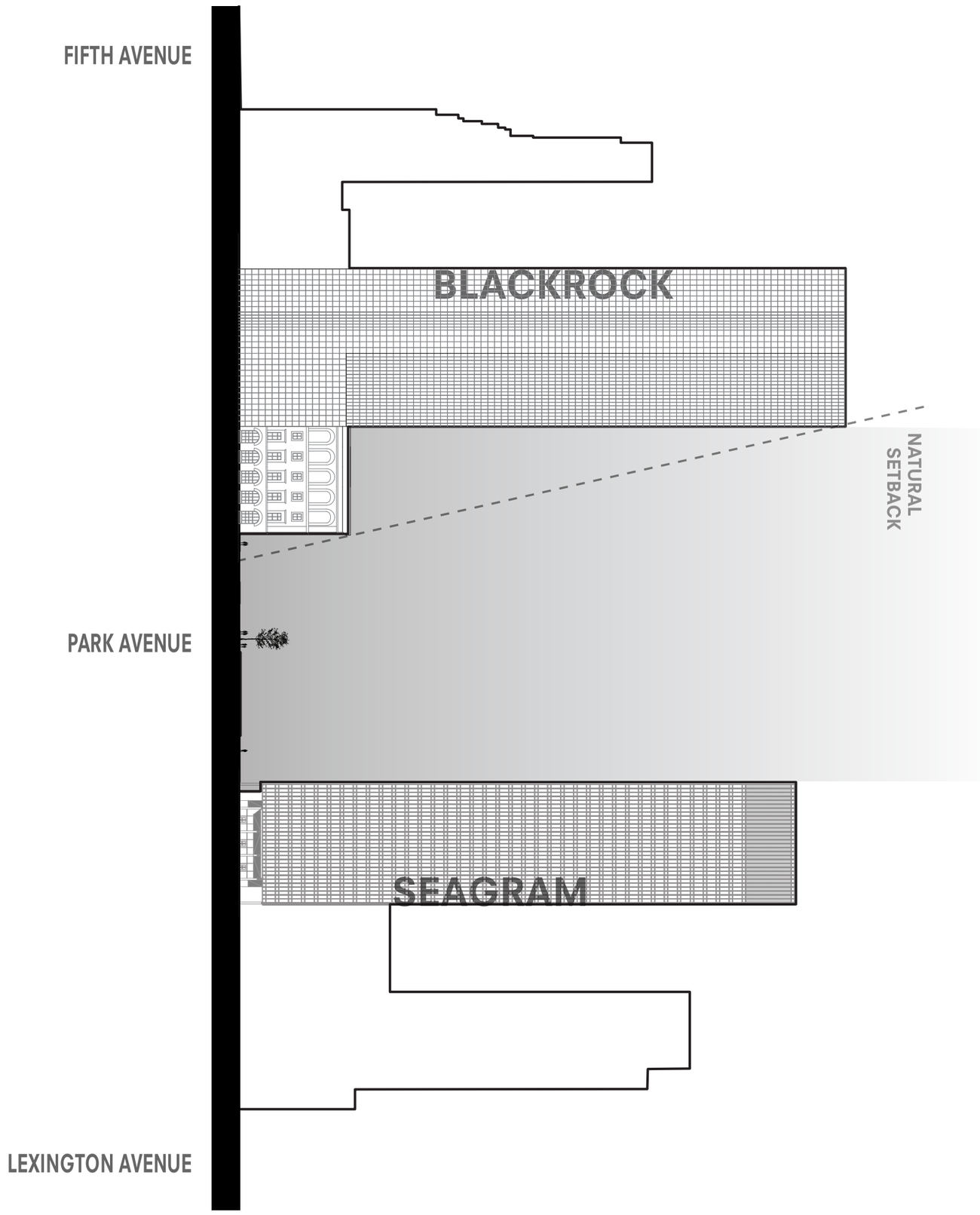


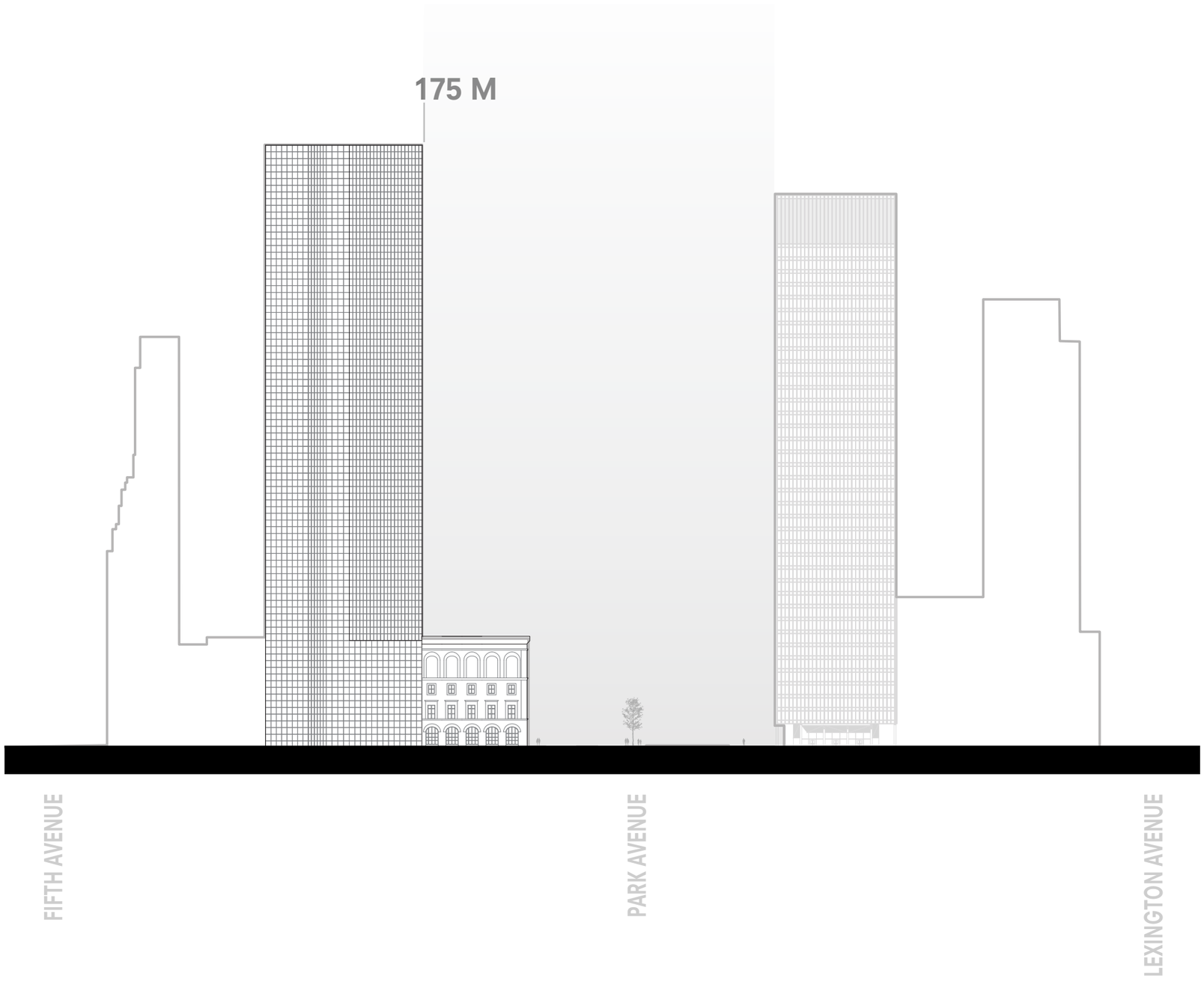
370 PARK AVENUE

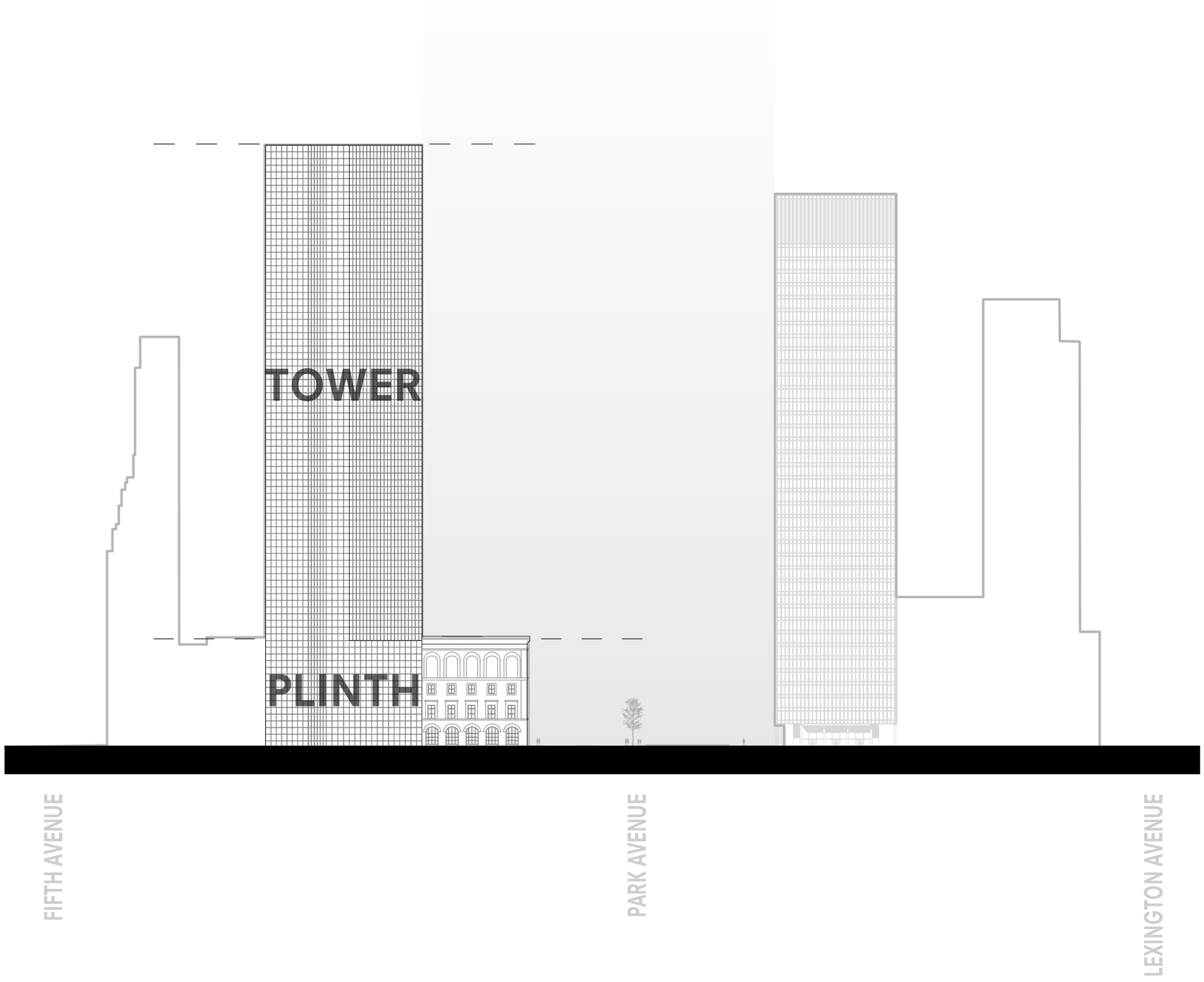

CENTRAL PARK
PARK AVE
57TH ST
CENTRAL LOCATION
GRAND CENTRAL
42TH ST
BRYANT PARK
MIDTOWN EAST

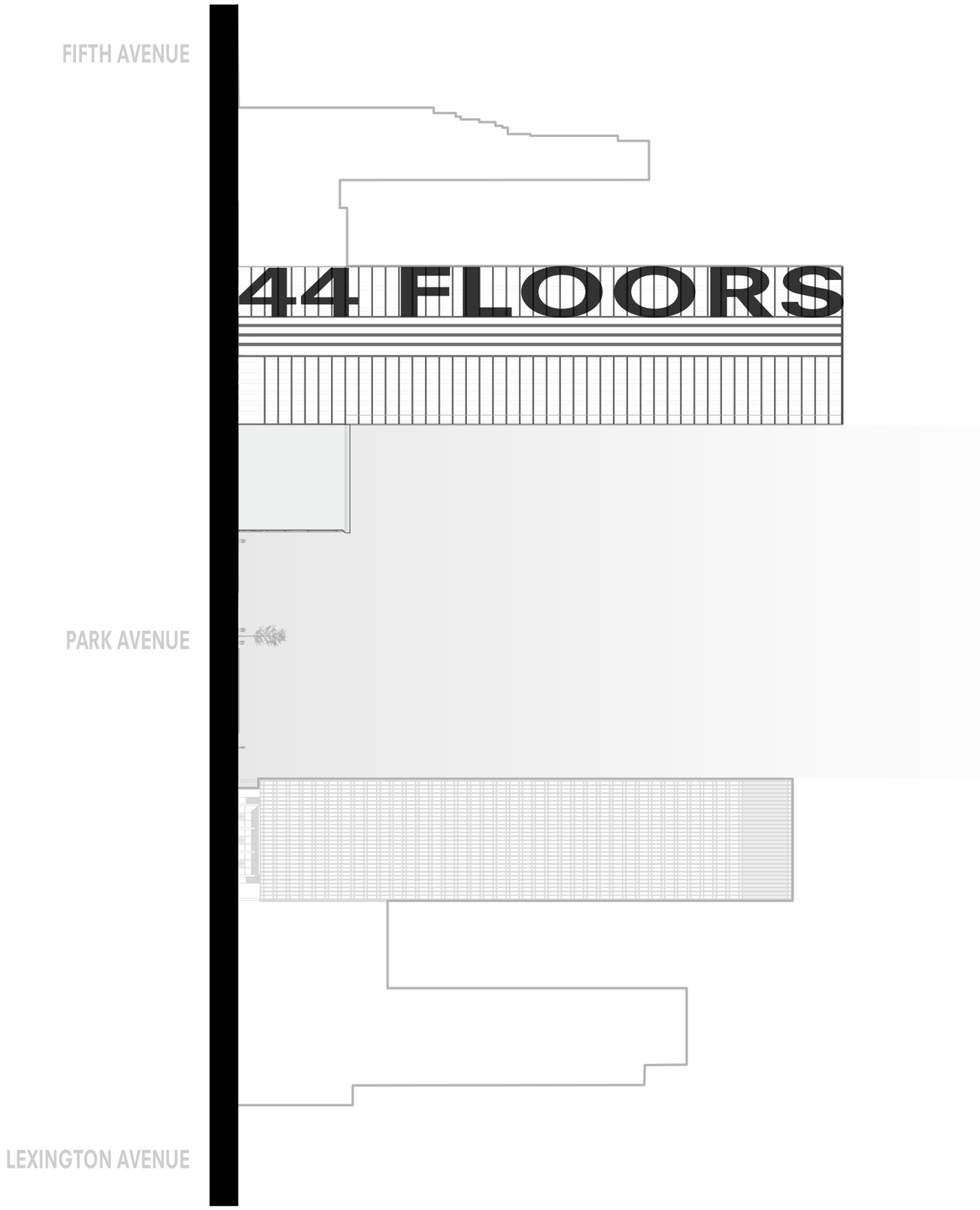

CENTRAL PARK
PARK AVE
57TH ST
SUPER BLOCK
GRAND CENTRAL
42TH ST
BRYANT PARK
MIDTOWN EAST

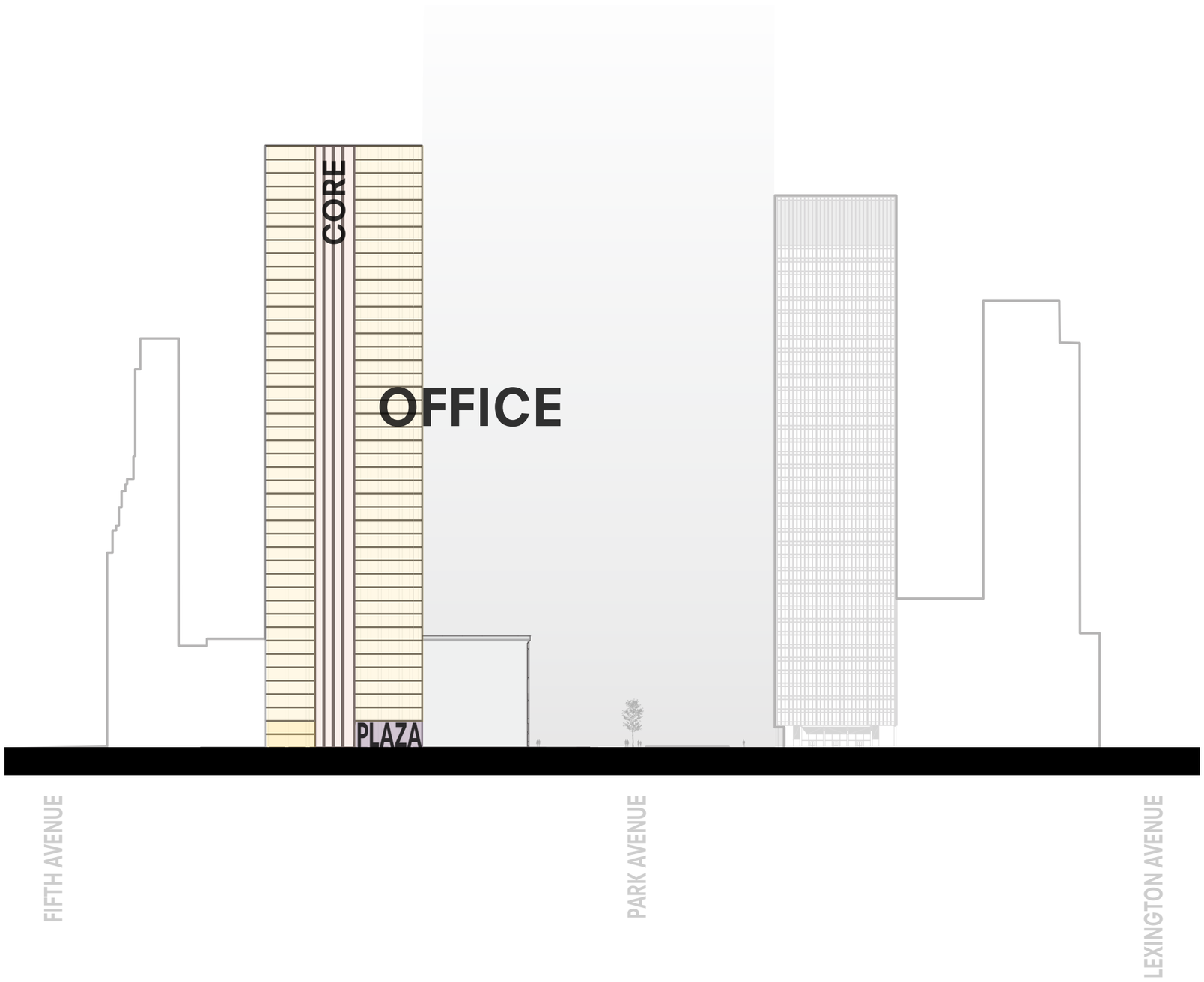

CENTRAL PARK
PARK AVE
57TH ST
GAP IN THE GRID
GRAND CENTRAL
42TH ST
BRYANT PARK
MIDTOWN EAST

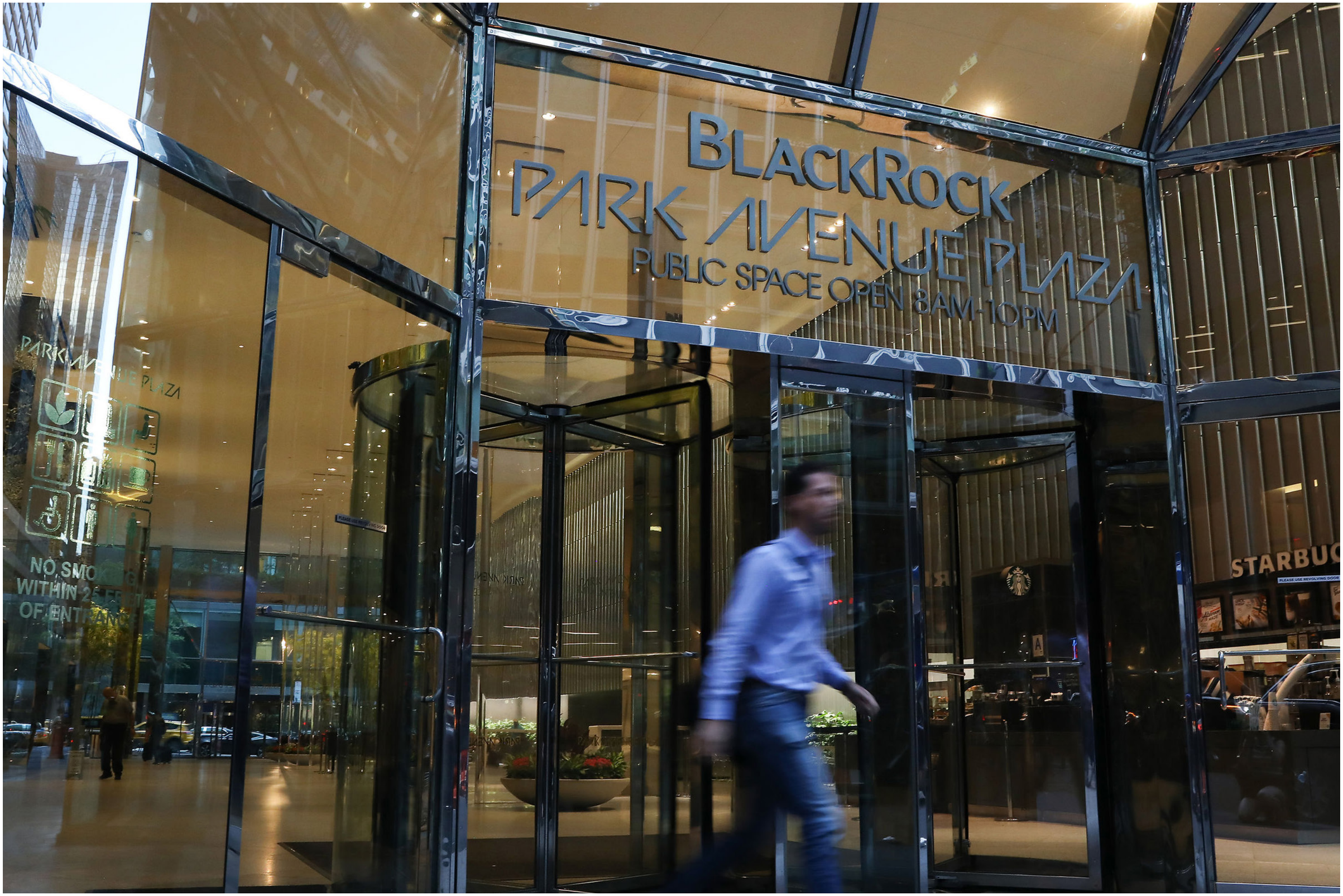

FIFTH AVENUE
BLACKROCK
NATURAL SETBACK
PARK AVENUE
SEAGRAM
LEXINGTON AVENUE


175 M
FIFTH AVENUE
PARK AVENUE
LEXINGTON AVENUE

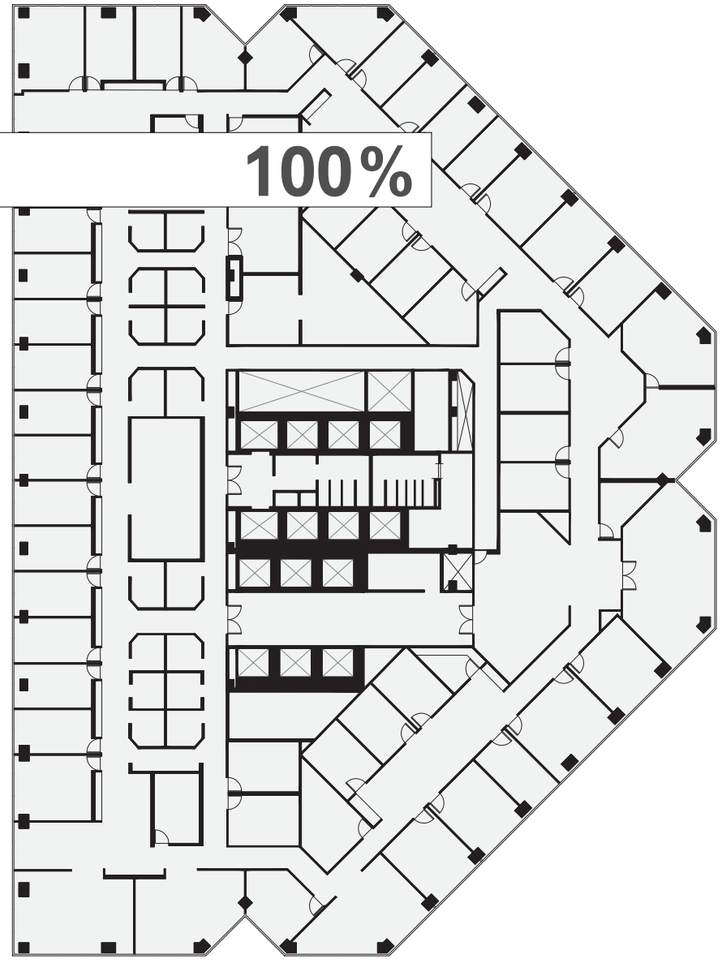

TOWER
PLINTH
FIFTH AVENUE
PARK AVENUE
LEXINGTON AVENUE


FIFTH AVENUE
44 FLOORS
PARK AVENUE
LEXINGTON AVENUE


CORE
OFFICE
PLAZA
FIFTH AVENUE
PARK AVENUE
LEXINGTON AVENUE

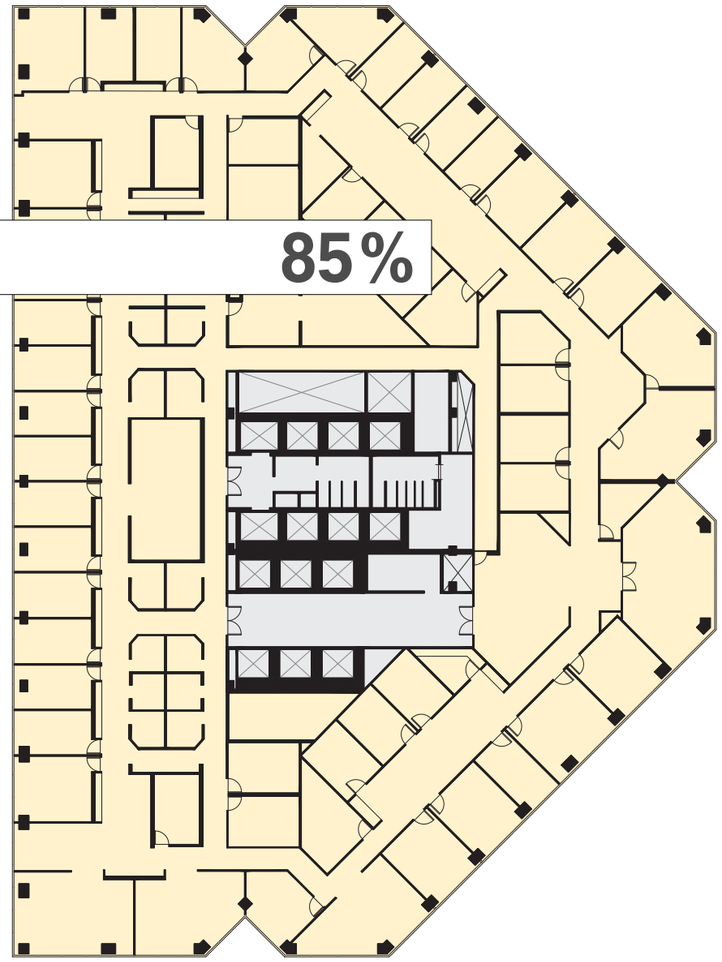

BLACKROCK
PARK AVENUE PLAZA
PUBLIC SPACE OPEN 8AM-10PM
STARBUC

TOTAL = 2240 m^2 **100%**



TOTAL = 2240 M^2

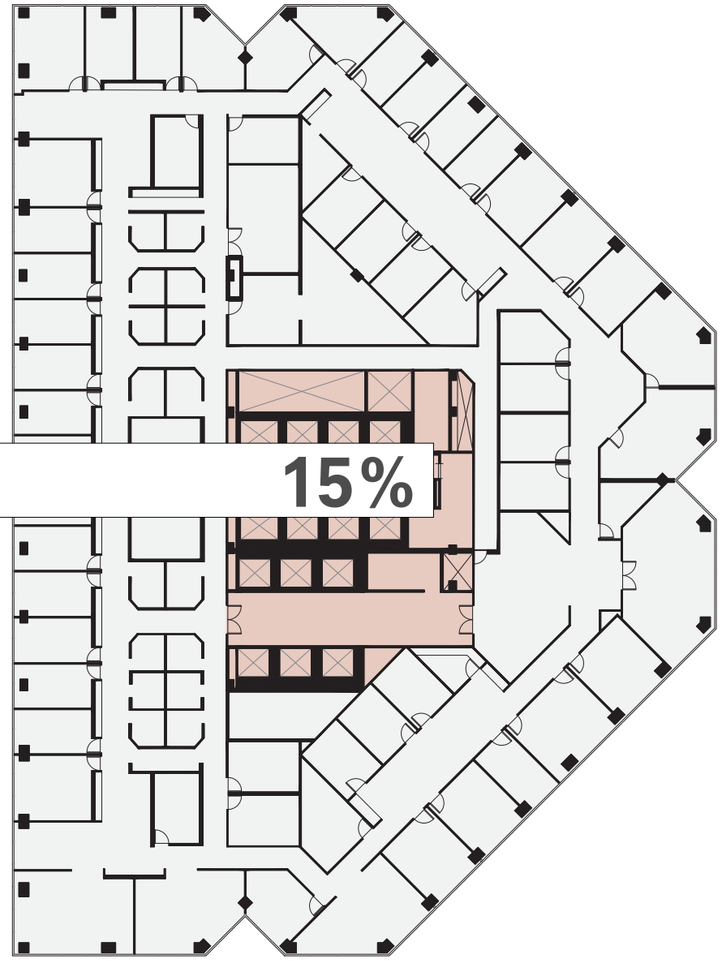
OFFICE = 1904 M^2 **85%**



TOTAL = 2240 M²

OFFICE = 1904 M²

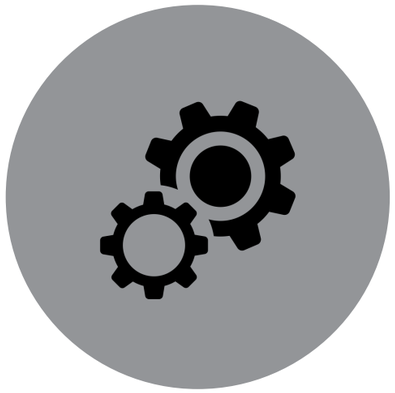
FACILITIES = 336 M²



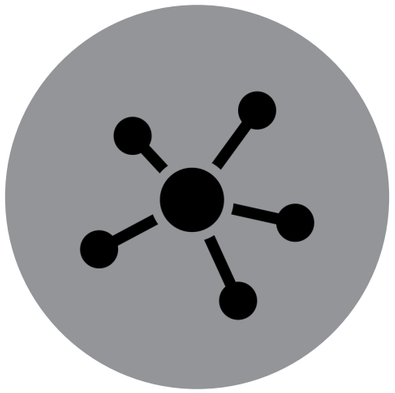

EMPIRE STATE
SHREVE, LAMB & HARMON
ROCKEFELLER
RAYMOND HOOD
BANK OF AMERICA
COOK+FOX ARCHITECTS
SAINT PATRICK'S CATHEDRAL
JAMES RENWICK


432 PARK AVE
RAFAEL VIÑOLY
CITIGROUP
HUGH STUBBINS
SONY TOWER
PHILIP JOHNSON
425 PARK AVE FOSTER

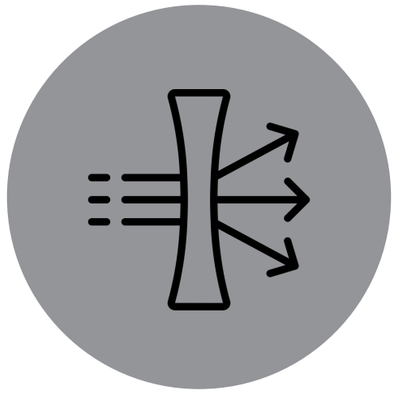
What's wrong with the BlackRock building as it is?



OLD INSTALLATIONS

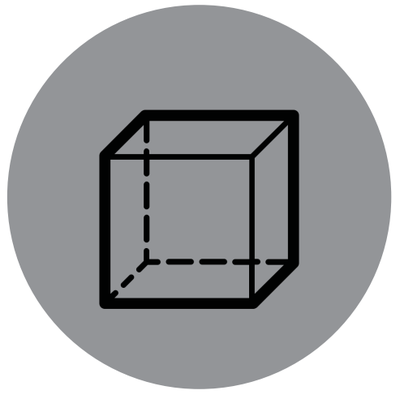


ISOLATED FROM CITYSCAPE



BAD BUILDING PHYSICS

GENERIC FLOOR SLABS



NARROW FLOOR HEIGHTS

BUILDING REDEVELOPE 101

LOCKED BUILDING VALUES

STACKED

DISCONNECTED

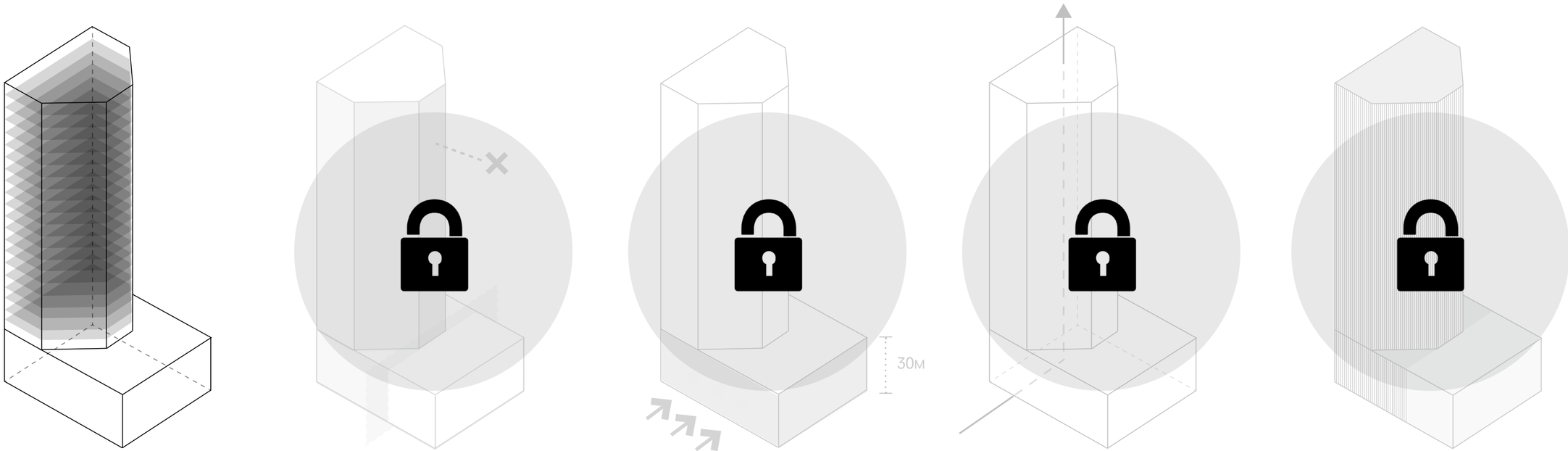
HIDDEN

CLOSED

FACADE

BUILDING REDEVELOPE 101

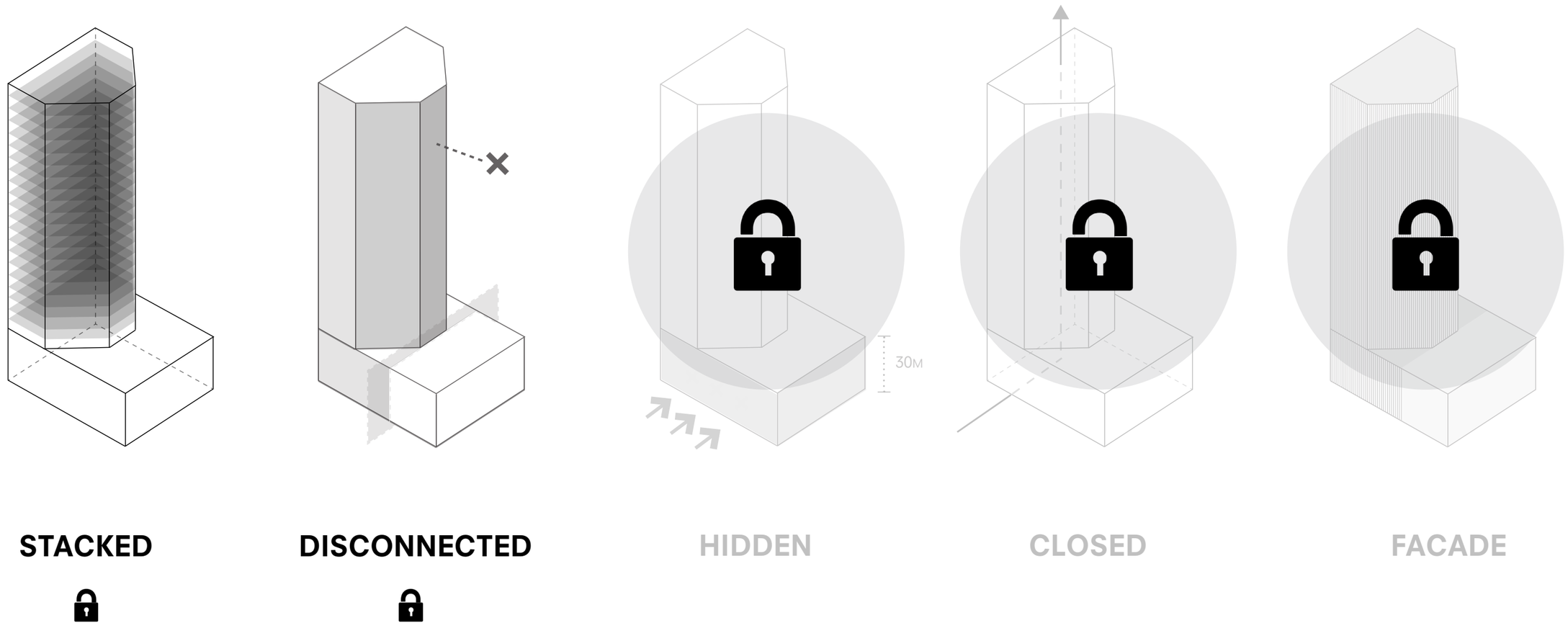
LOCKED BUILDING VALUES



STACKED | DISCONNECTED | HIDDEN | CLOSED | FACADE

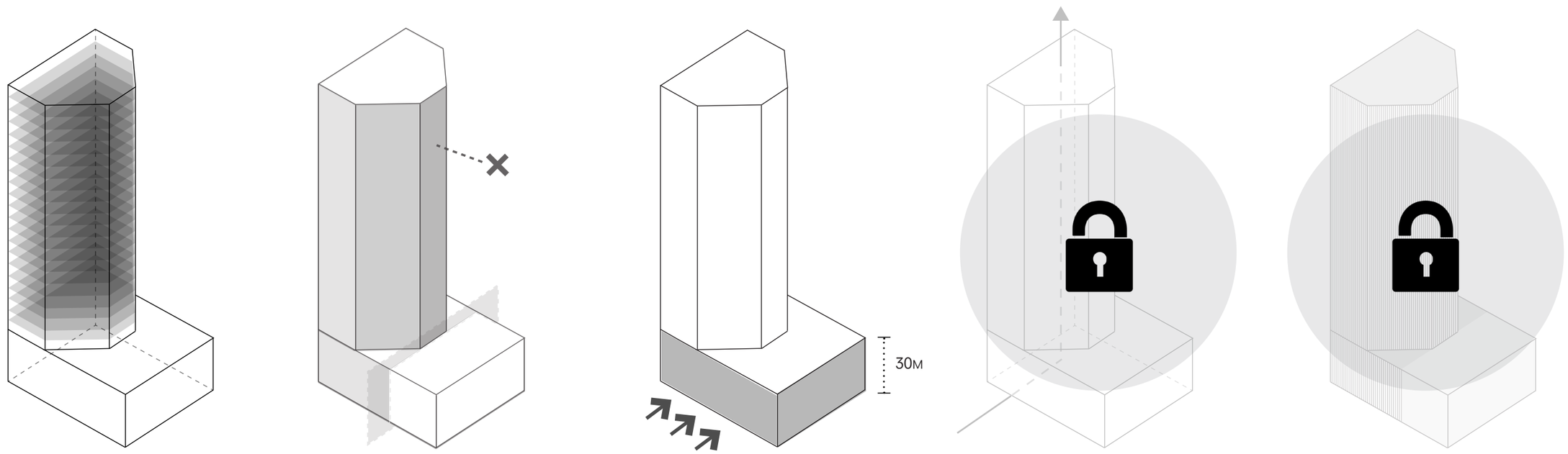
BUILDING REDEVELOPE 101

LOCKED BUILDING VALUES



BUILDING REDEVELOPE 101

LOCKED BUILDING VALUES



STACKED

DISCONNECTED

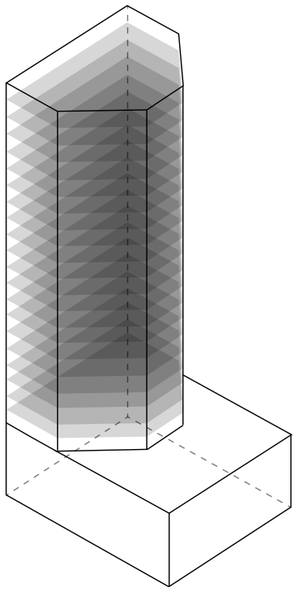
HIDDEN

CLOSED

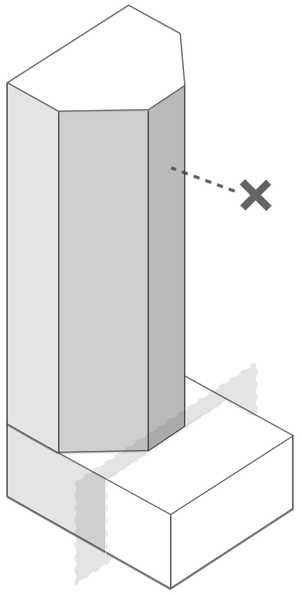
FACADE

BUILDING REDEVELOPE 101

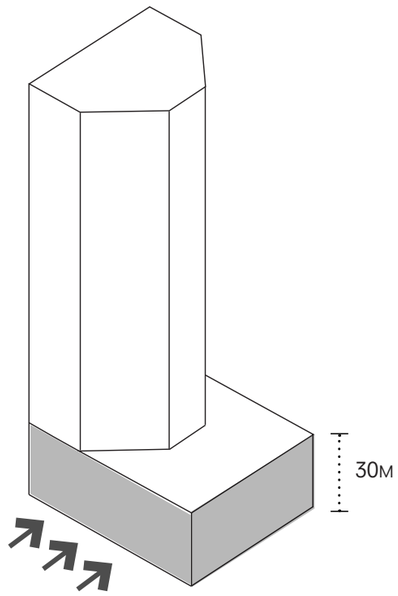
LOCKED BUILDING VALUES



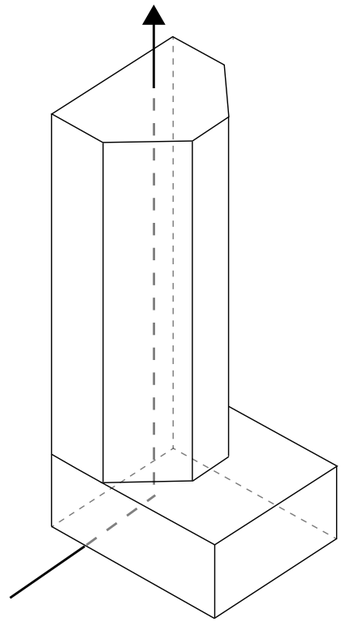
STACKED



DISCONNECTED



HIDDEN

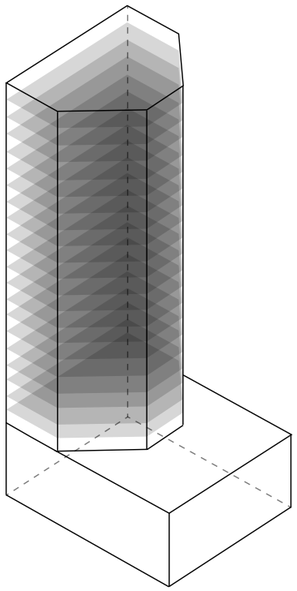


CLOSED

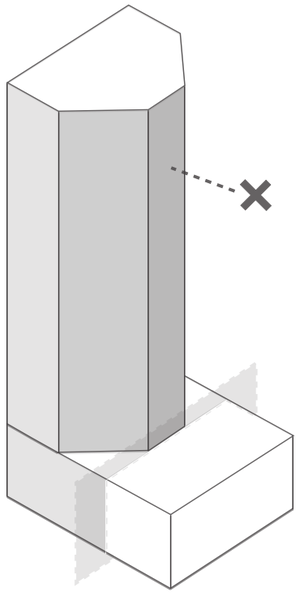
FACADE

BUILDING REDEVELOPE 101

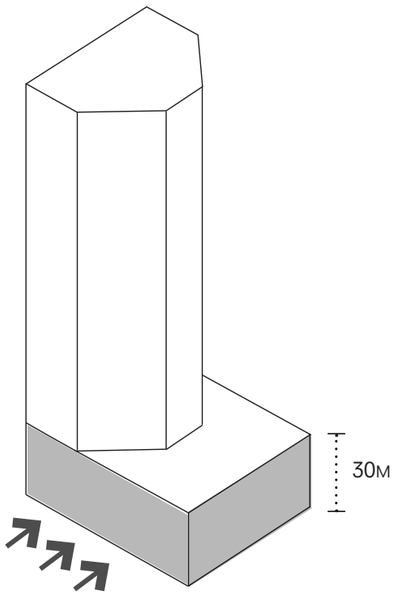
LOCKED BUILDING VALUES



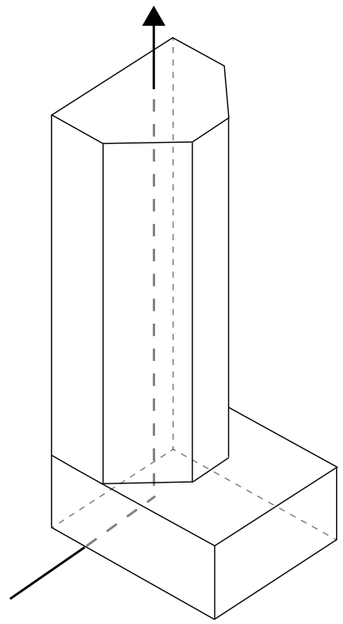
STACKED



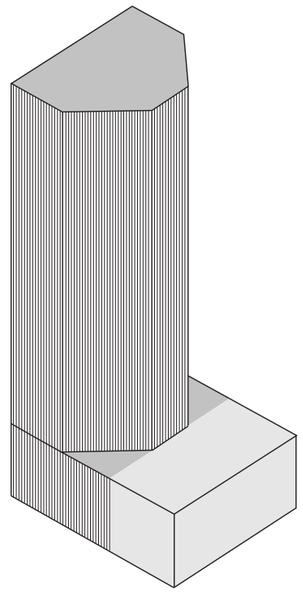
DISCONNECTED



HIDDEN



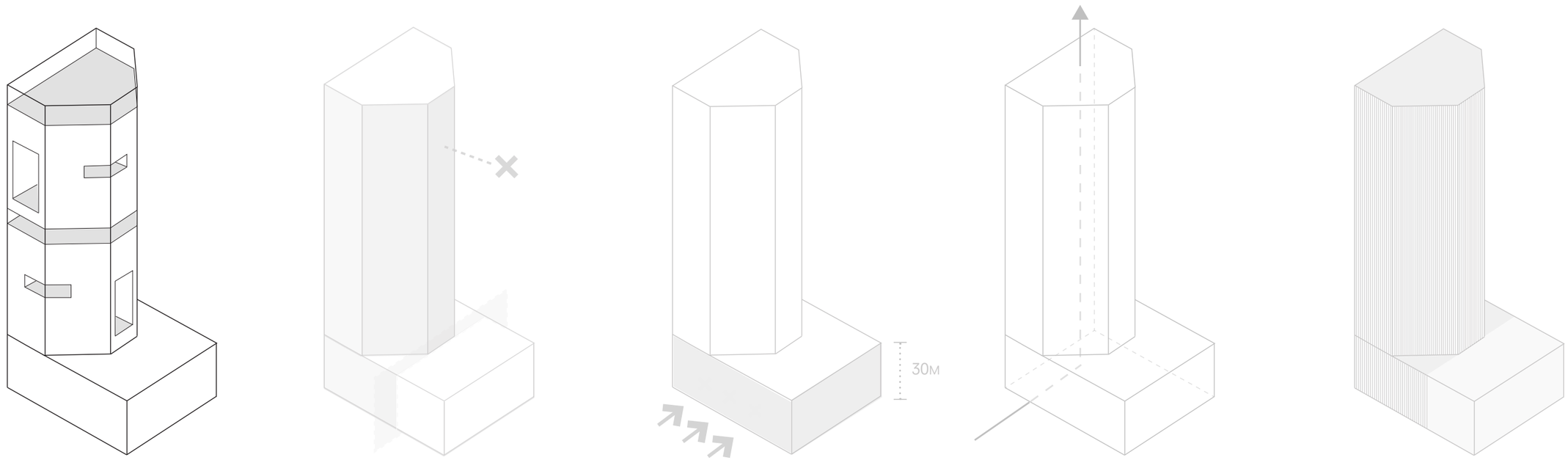
CLOSED



FACADE

BUILDING REDEVELOPE 101

UNLOCKING BUILDING VALUES



SUBTRACT

VOIDS LINK INTERNAL LEVELS,
CAUSING MORE INTERACTIONS

DISCONNECTED

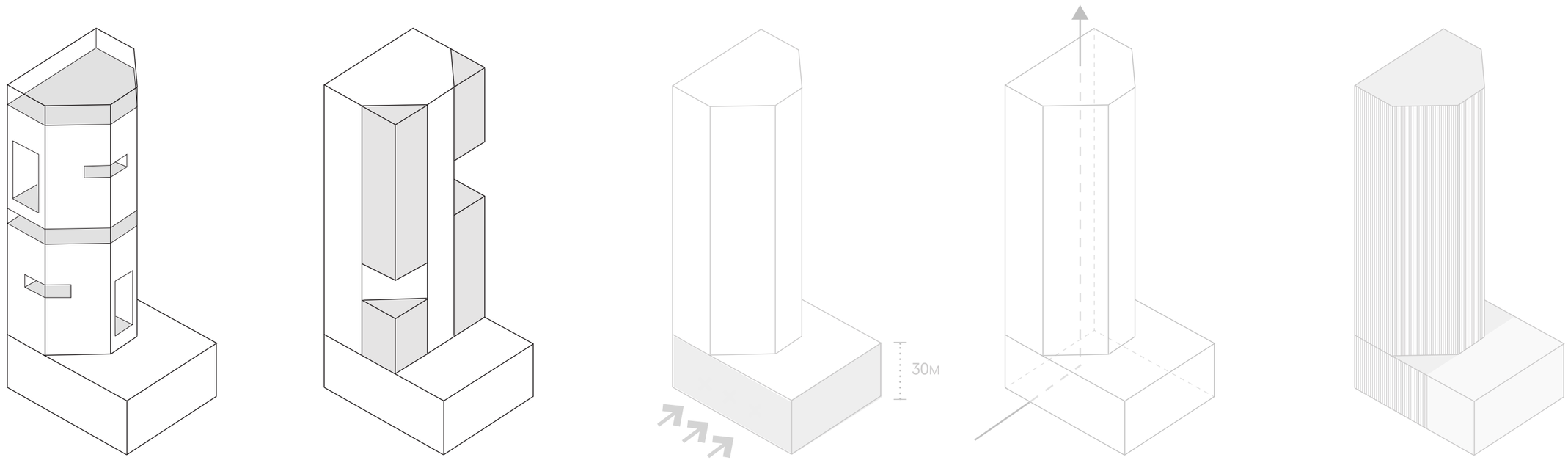
HIDDEN

CLOSED

FACADE

BUILDING REDEVELOPE 101

UNLOCKING BUILDING VALUES



SUBTRACT

-

VOIDS LINK INTERNAL LEVELS,
CAUSING MORE INTERACTIONS

ADD

+

CREATE VOLUME TO UNLOCK
NEW ARCHITECTURAL VALUE

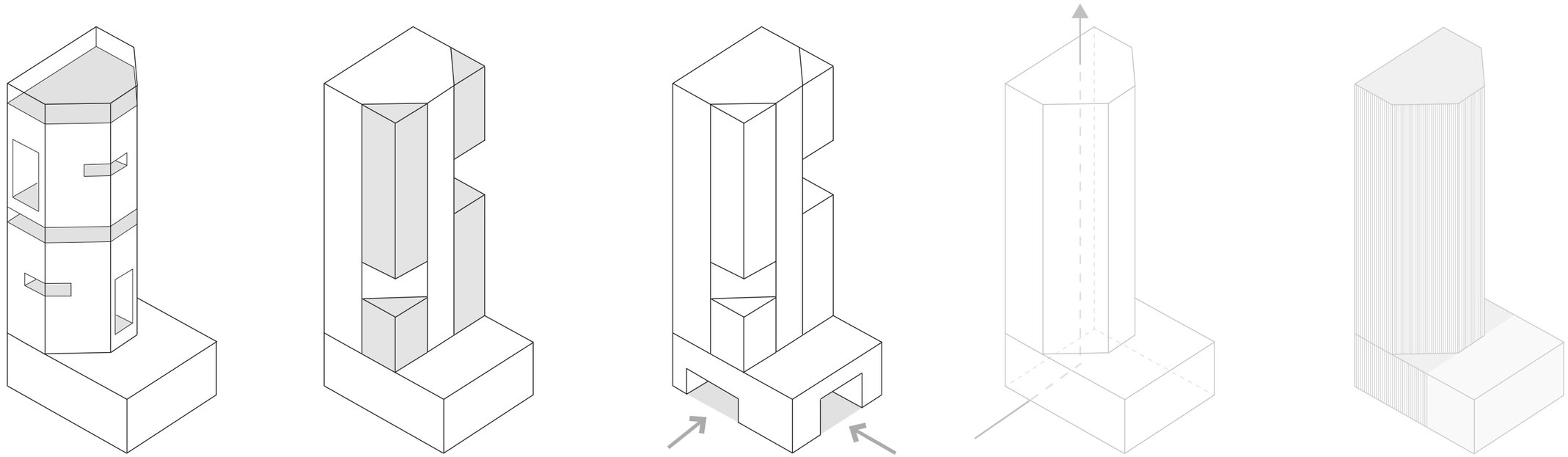
HIDDEN

CLOSED

FACADE

BUILDING REDEVELOPE 101

UNLOCKING BUILDING VALUES



SUBTRACT

-

VOIDS LINK INTERNAL LEVELS,
CAUSING MORE INTERACTIONS

ADD

+

CREATE VOLUME TO UNLOCK
NEW ARCHITECTURAL VALUE

MULTIPLY

×

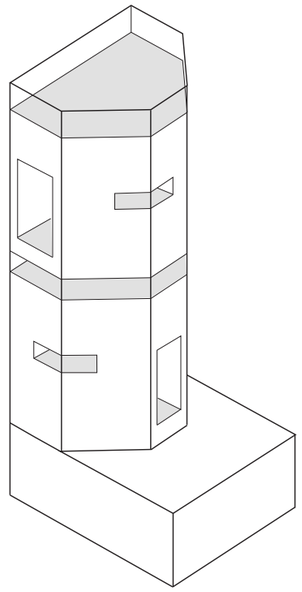
PROMINENT MAIN ENTRANCE,
CONNECTED TO THE CITYSCAPE

CLOSED

FACADE

BUILDING REDEVELOPE 101

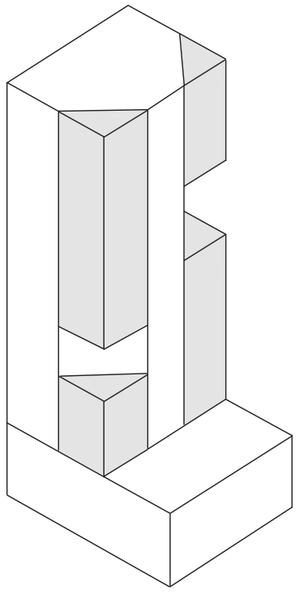
UNLOCKING BUILDING VALUES



SUBTRACT

-

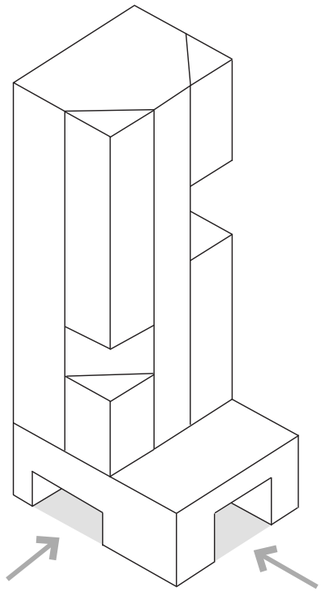
VOIDS LINK INTERNAL LEVELS, CAUSING MORE INTERACTIONS



ADD

+

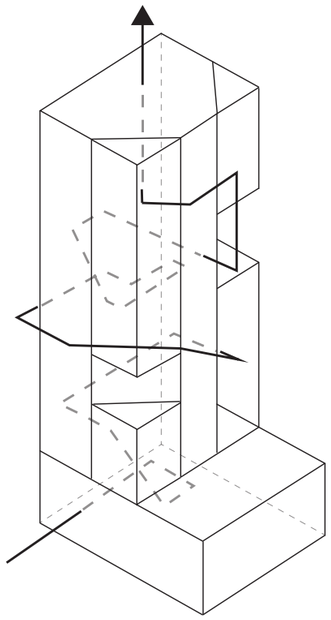
CREATE VOLUME TO UNLOCK NEW ARCHITECTURAL VALUE



MULTIPLY

×

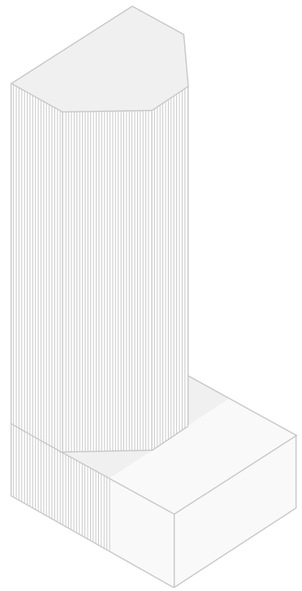
PROMINENT MAIN ENTRANCE, CONNECTED TO THE CITYSCAPE



ROUTE

=

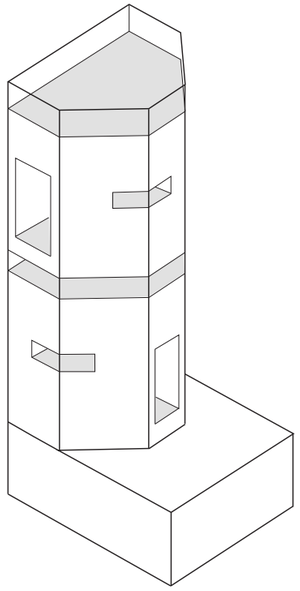
ALTERNITIVE CIRCULATION, MAIN ACCES POINT, THEN SUB ELEVATIONS



FACADE

BUILDING REDEVELOPE 101

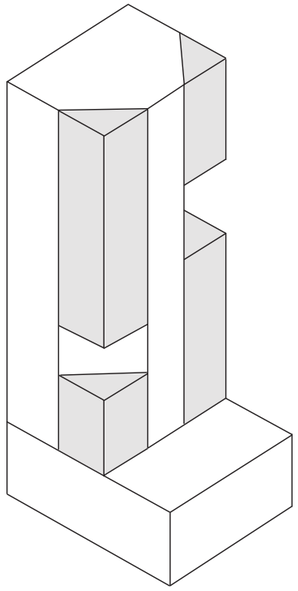
UNLOCKING BUILDING VALUES



SUBTRACT

-

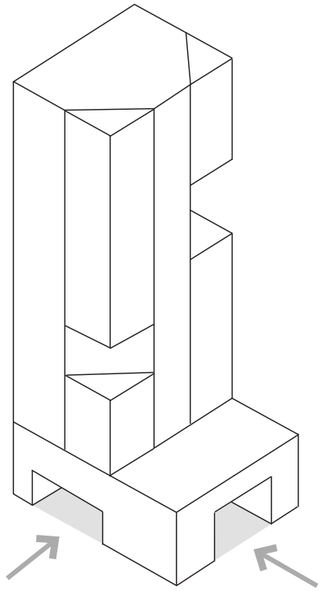
VOIDS LINK INTERNAL LEVELS,
CAUSING MORE INTERACTIONS



ADD

+

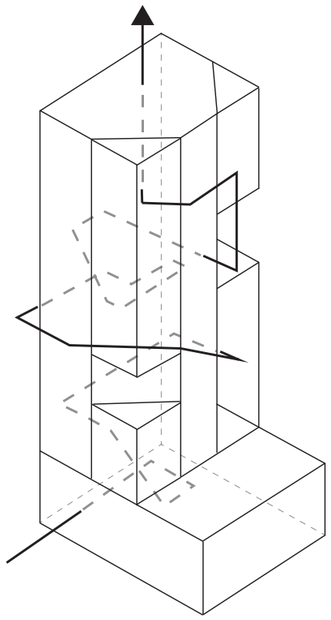
CREATE VOLUME TO UNLOCK
NEW ARCHITECTURAL VALUE



MULTIPLY

×

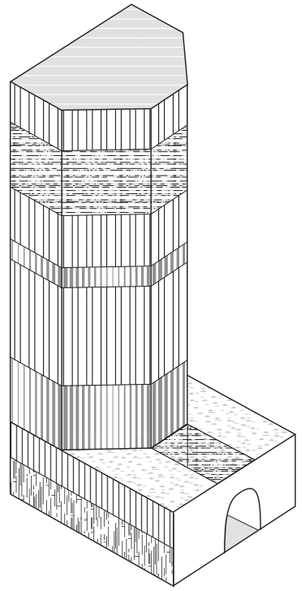
PROMINENT MAIN ENTRANCE,
CONNECTED TO THE CITYSCAPE



ROUTE

=

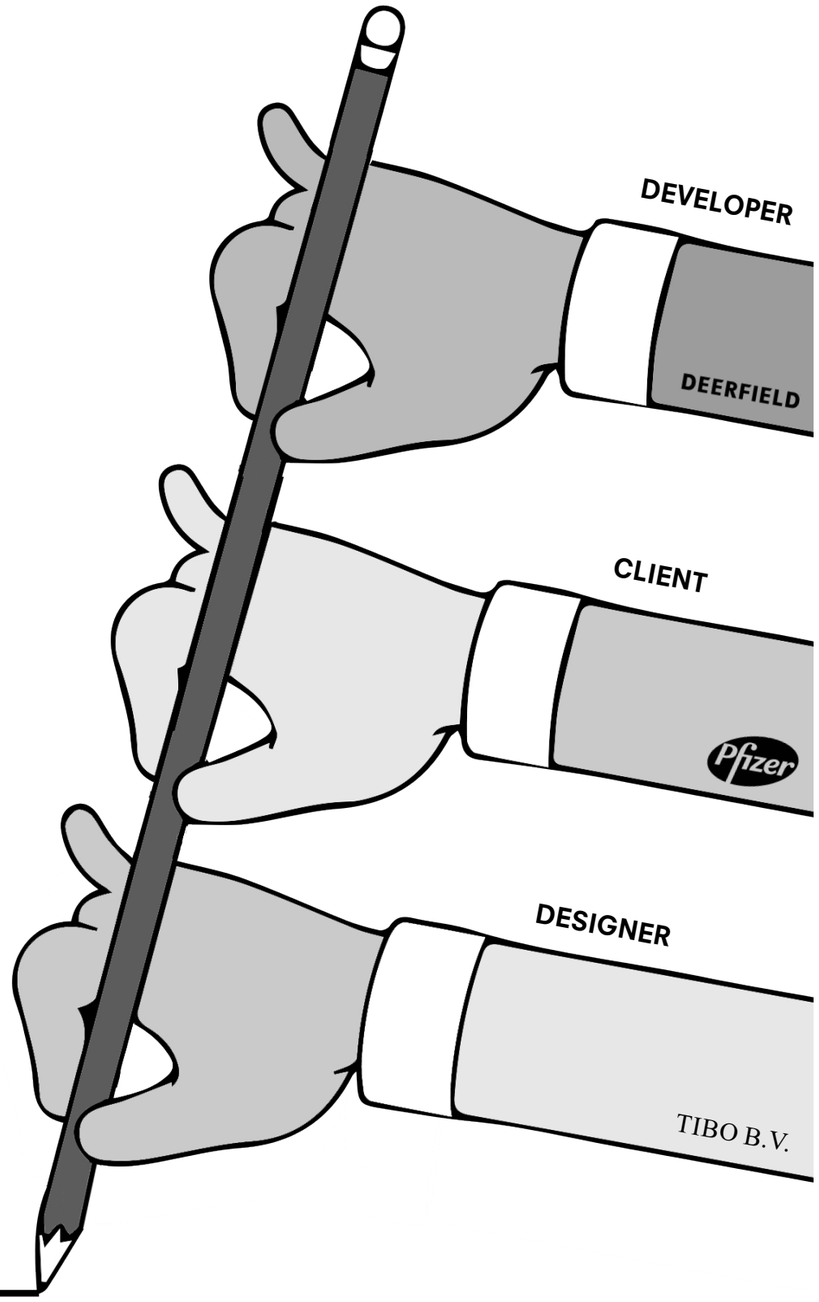
ALTERNITIVE CIRCULATION, MAIN
ACCES POINT, THEN SUB ELEVATIONS



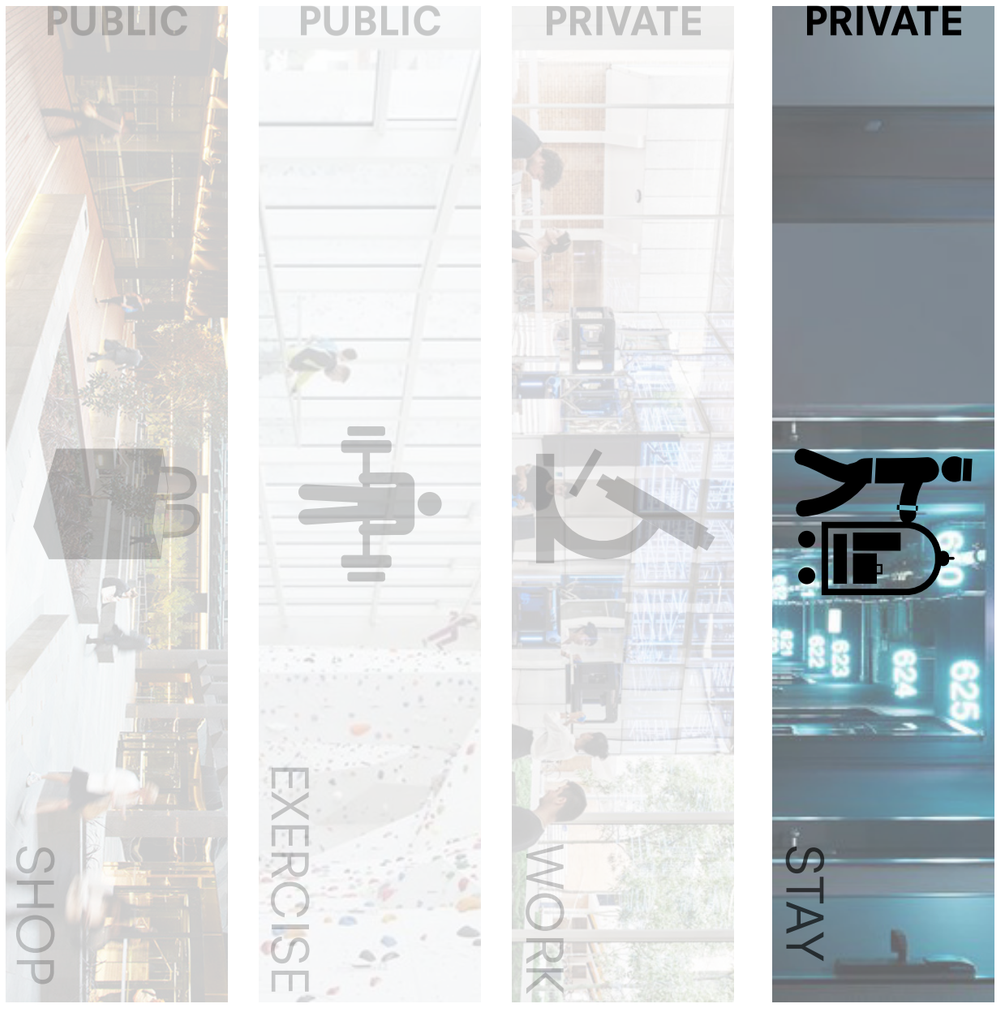
IDENTITY

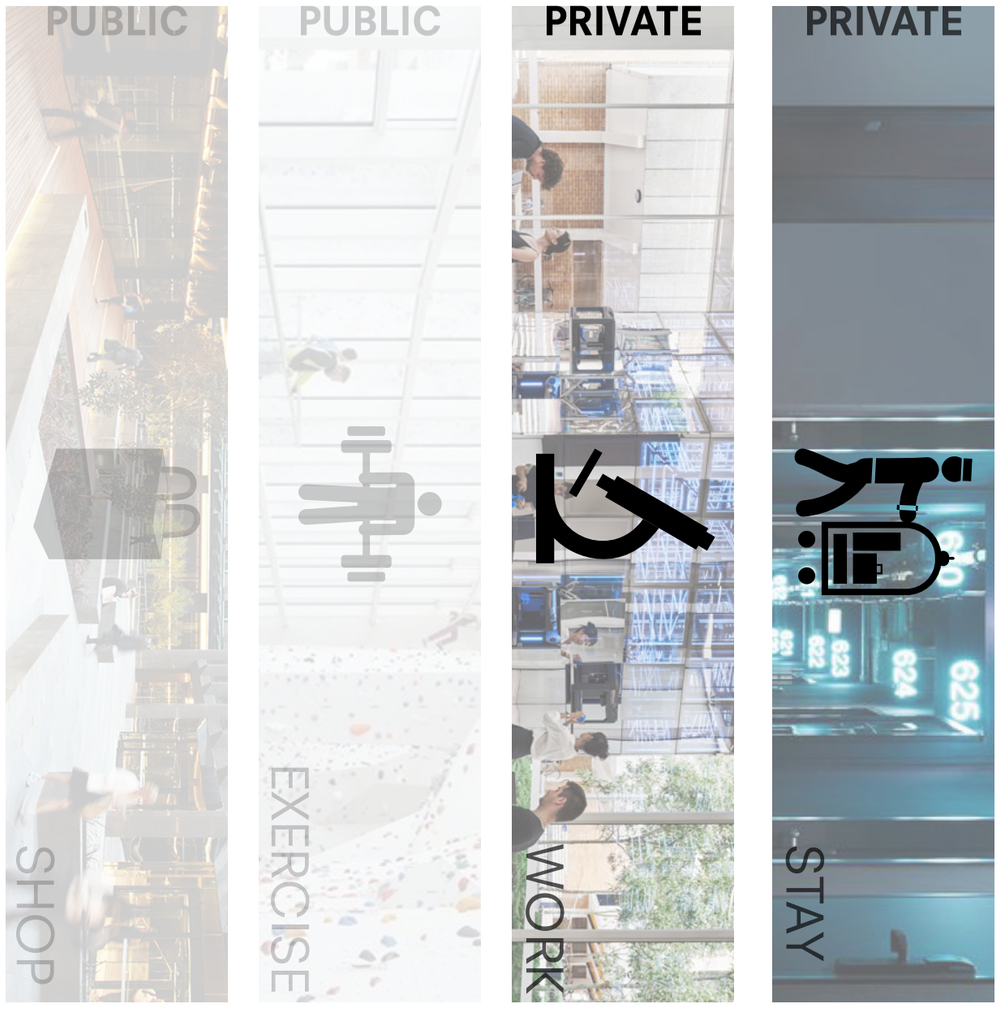
!

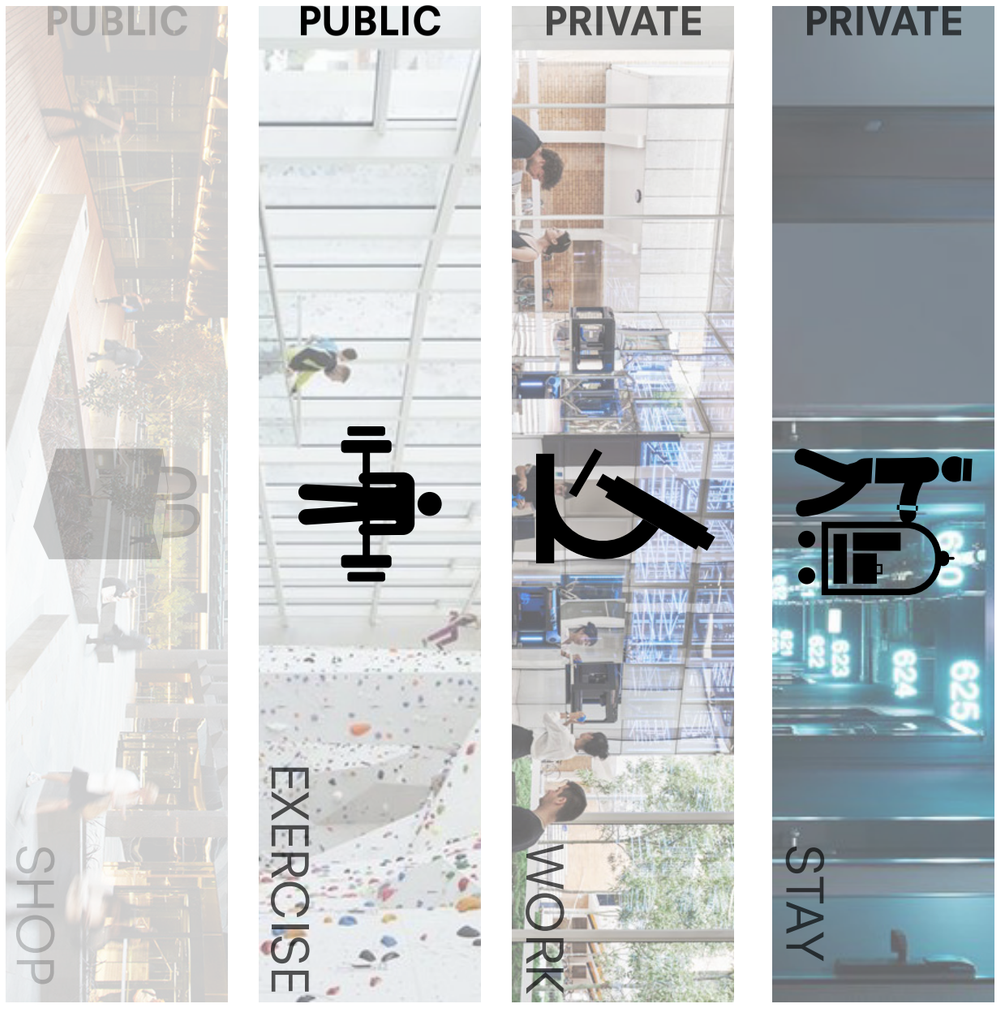
NEW ARCHITECTURAL EXPRESSION,
TOWARDS FUTURE OF MIDTOWN



Design brief


PRIVATE
STAY
PRIVATE
WORK
PUBLIC
EXERCISE
PUBLIC
SHOP


PUBLIC
SHOP
PUBLIC
EXERCISE
PRIVATE
WORK
PRIVATE
STAY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STAY
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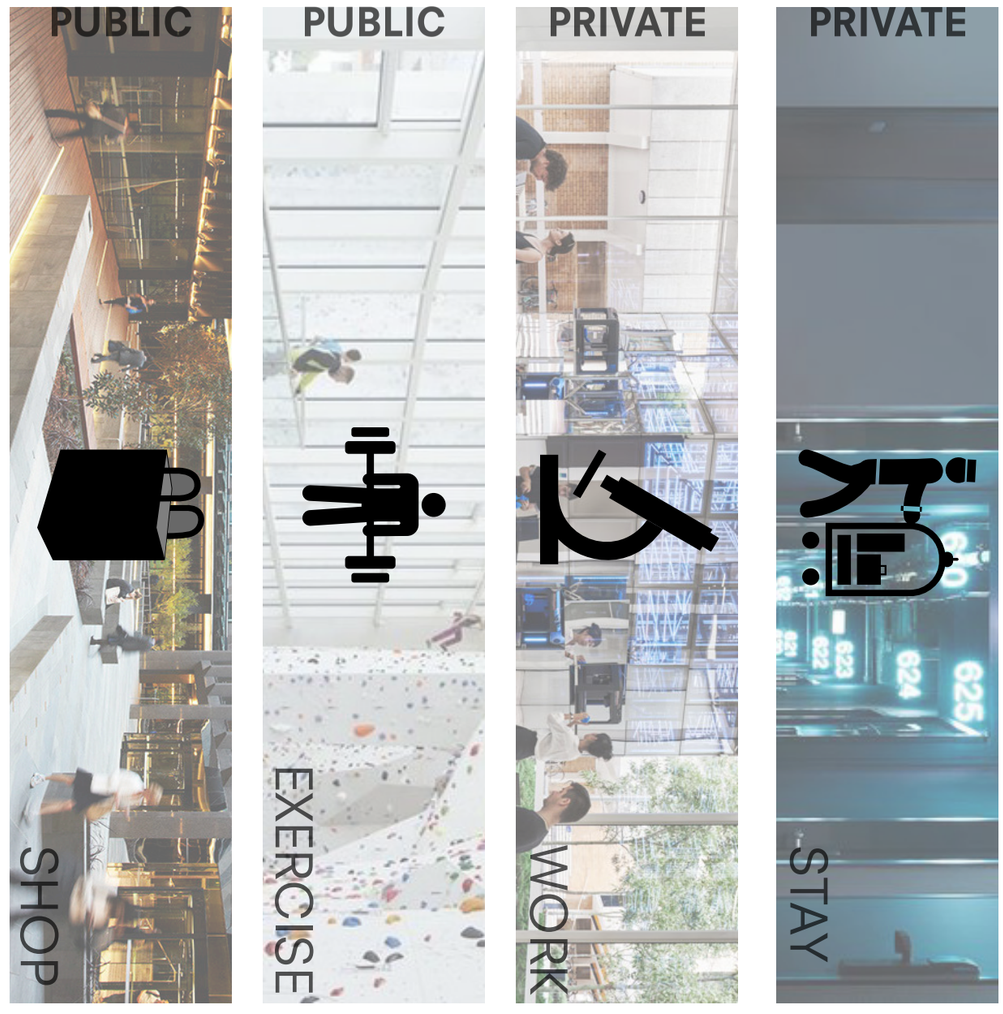
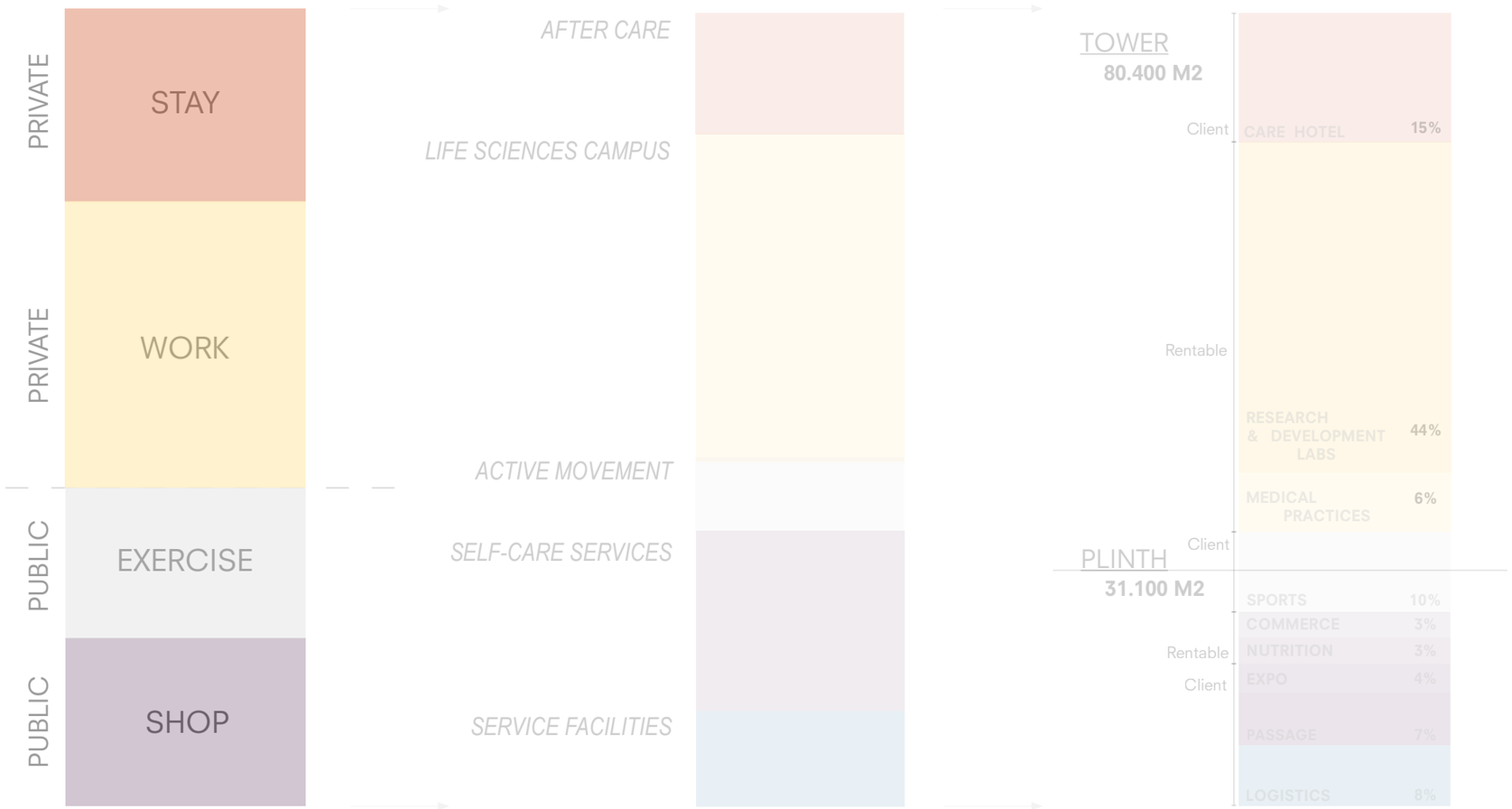
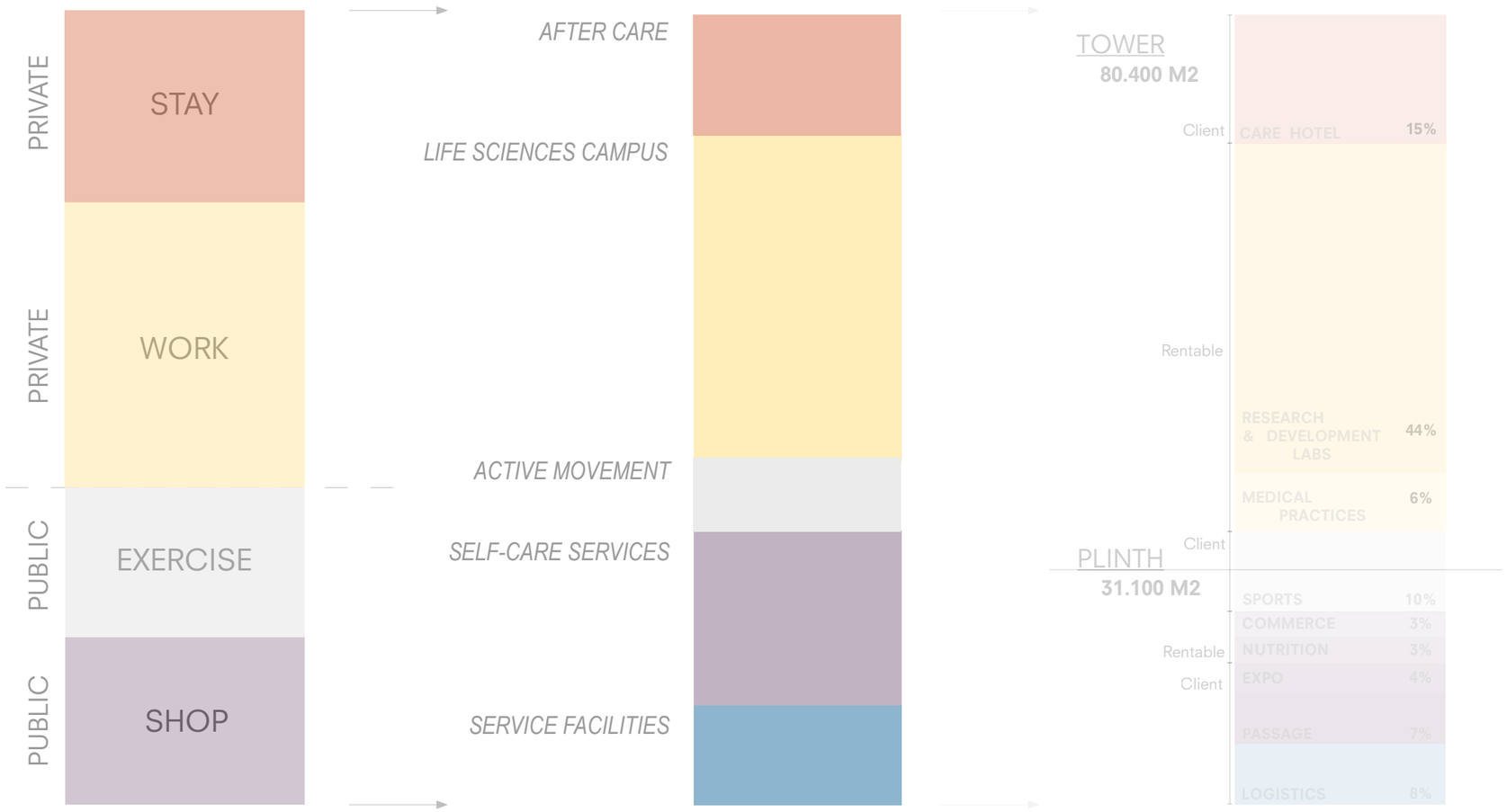
WORK
PUBLIC
EXERCISE
PUBLIC
SHOP


PUBLIC
SHOP
PUBLIC
EXERCISE
PRIVATE
WORK
PRIVATE
STAY

PROGRAM BAR


PRIVATE
STAY
PRIVATE
WORK
PUBLIC
EXERCISE
PUBLIC
SHOP
AFTER CARE
LIFE SCIENCES CAMPUS
ACTIVE MOVEMENT
SELF-CARE SERVICES
SERVICE FACILITIES
TOWER
80.400 M2
Client
CARE HOTEL 15%
Rentable
RESEARCH & DEVELOPMENT LABS 44%
MEDICAL PRACTICES 6%
Client
PLINTH
31.100 M2
SPORTS 10%
COMMERCE 3%
Rentable
NUTRITION 3%
Client
EXPO 4%
PASSAGE 7%
LOGISTICS 8%

PROGRAM BAR


PRIVATE
STAY
PRIVATE
WORK
PUBLIC
EXERCISE
PUBLIC
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AFTER CARE
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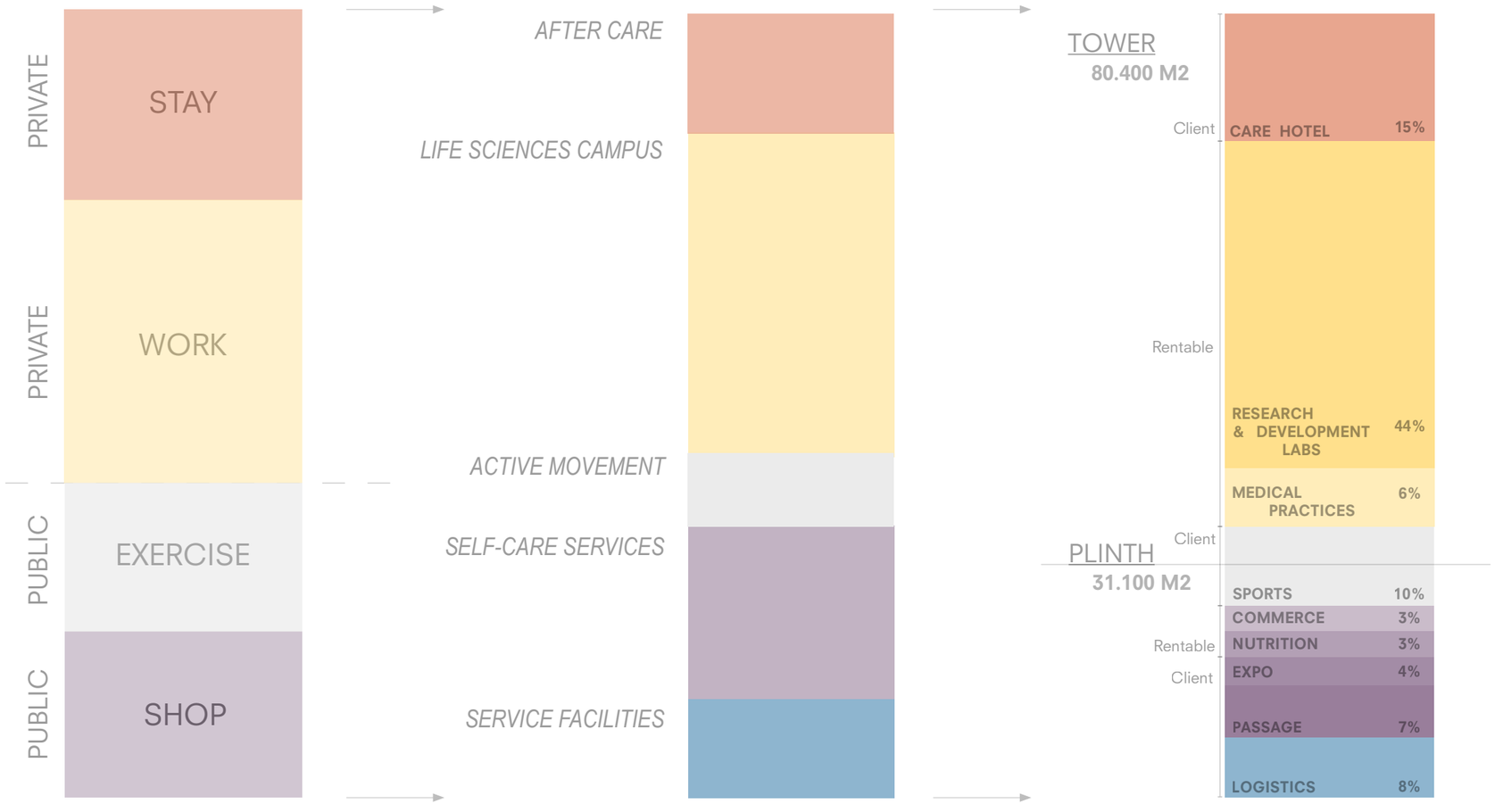
PROGRAM BAR


PRIVATE
STAY
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WORK
PUBLIC
EXERCISE
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SHOP
AFTER CARE
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31.100 M2
SPORTS 10%
COMMERCE 3%
Rentable
NUTRITION 3%
Client
EXPO 4%
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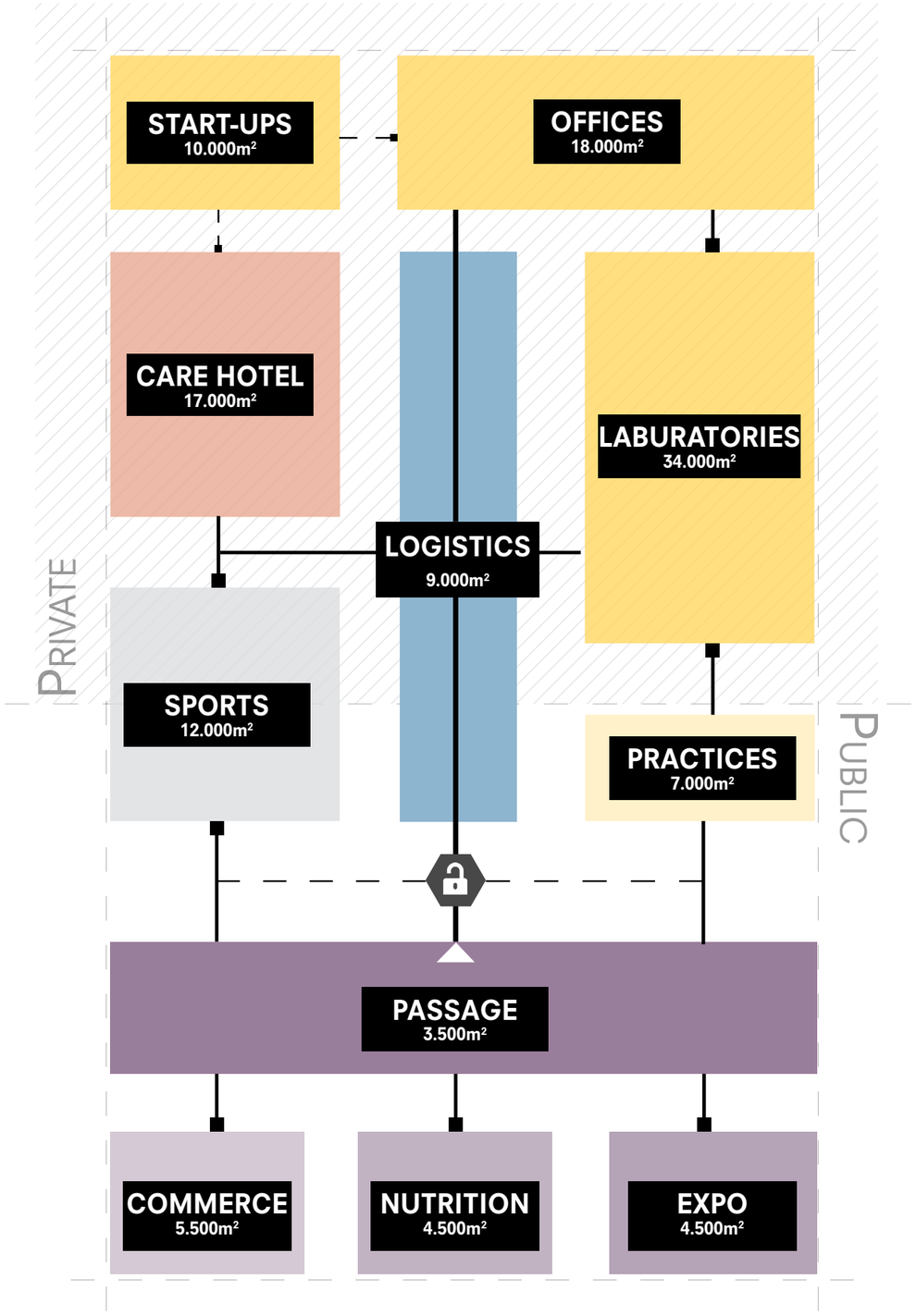
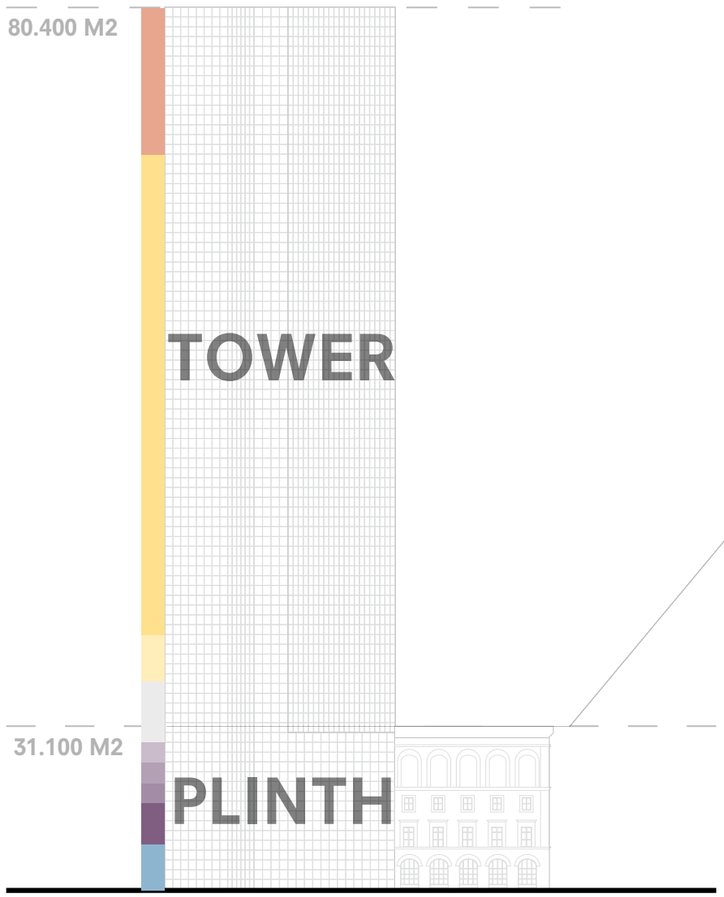
LOGISTICS 8%

RELATIONS LINKS

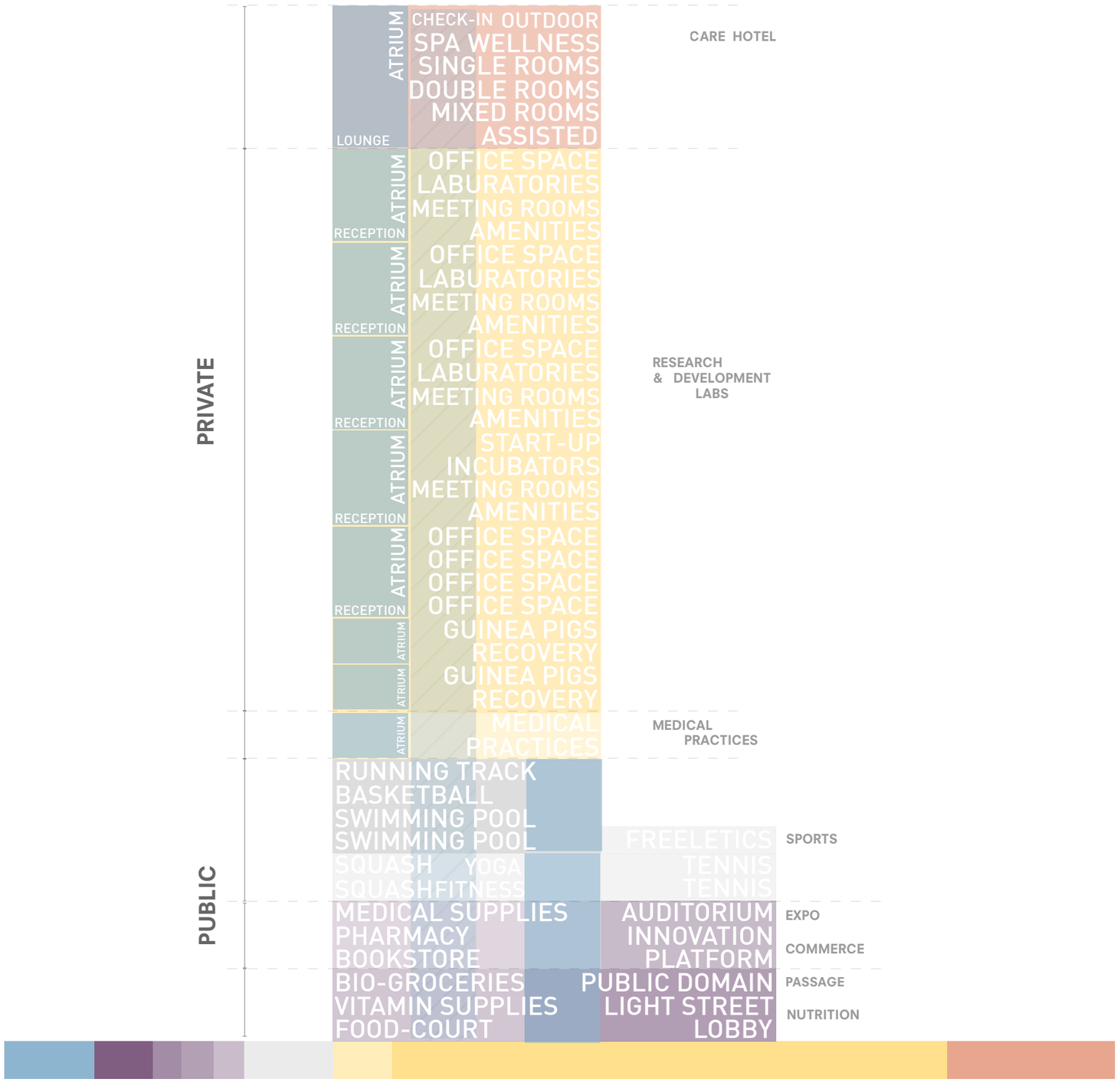


PROGRAM BAR



single rooms dubble rooms mixed rooms assisted recovery sanitary facilities + kitchen wellness breakroom reception stairs/elevator/escalator	16.725 m²
rentable laboratories rentable office spaces start-up incubators meeting rooms sanitary facilities + kitchen reception stairs/elevator/escalator	49.060 m²
general practices/dentist physiotherapist/dietician psyciatrist/ orthopedist service point/information desk stairs/elevator/escalator	6.690 m²
basketball court swimming pool squash cages fitness hall	11.150 m²
medical supplies phamacy	3.345 m²
bio-groceries vitamin supplements foodcourt	3.345 m²
innovation platform knowlegde hub auditorium ticketdesk/bookstore	4.460 m²
public domain lobby	7.805 m²
service spaces sanitary facilities cleaning facilities	8.920 m²
+	
111.500 m²	

PROGRAM BAR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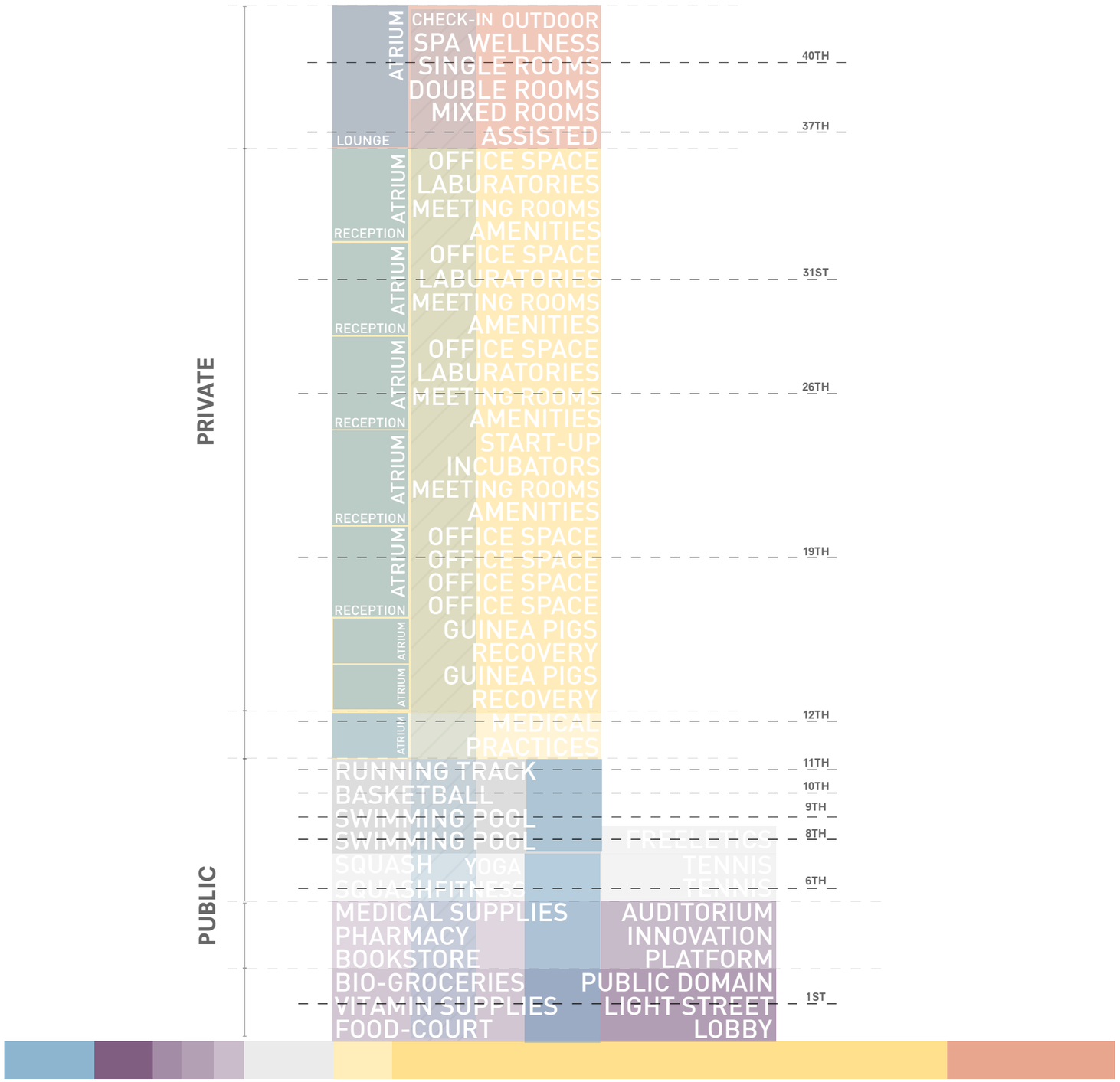
ATRIUM
LOUNGE
CHECK-IN
OUTDOOR
SPA WELLNESS
SINGLE ROOMS
DOUBLE ROOMS
MIXED ROOMS
ASSISTED
CARE HOTEL
ATRIUM
RECEPTION
OFFICE SPACE
LABURATORIES
MEETING ROOMS
AMENITIES
ATRIUM
RECEPTION
OFFICE SPACE
LABURATORIES
MEETING ROOMS
AMENITIES
ATRIUM
RECEPTION
OFFICE SPACE
LABURATORIES
MEETING ROOMS
AMENITIES
ATRIUM
RECEPTION
START-UP
INCUBATORS
MEETING ROOMS
AMENITIES
ATRIUM
RECEPTION
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
OFFICE SPACE
ATRIUM
GUINEA PIGS
RECOVERY
ATRIUM
GUINEA PIGS
RECOVERY
ATRIUM
MEDICAL
PRACTICES
MEDICAL
PRACTICES
RESEARCH
& DEVELOPMENT
LABS
RUNNING TRACK
BASKETBALL
SWIMMING POOL
SWIMMING POOL
SQUASH
YOGA
SQUASH
FITNESS
FREELETICS
TENNIS
TENNIS
SPORTS
MEDICAL SUPPLIES
PHARMACY
BOOKSTORE
AUDITORIUM
INNOVATION
PLATFORM
EXPO
COMMERCE
BIO-GROCERIES
VITAMIN SUPPLIES
FOOD-COURT
PUBLIC DOMAIN
LIGHT STREET
LOBBY
PASSAGE
NUTRITION

PROGRAM BAR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ATRIUM
CHECK-IN
OUTDOOR
SPA WELLNESS
SINGLE ROOMS
DOUBLE ROOMS
MIXED ROOMS
ASSISTED
LOUNGE
40TH
37TH
RECEPTION
OFFICE SPACE
LABURATORIES
MEETING ROOMS
AMENITIES
31ST
26TH
START-UP
INCUBATORS
19TH
GUINEA PIGS
RECOVERY
12TH
MEDICAL
PRACTICES
11TH
RUNNING TRACK
10TH
BASKETBALL
9TH
SWIMMING POOL
8TH
FREE-FITNESS
SQUASH
YOGA
TENNIS
6TH
MEDICAL SUPPLIES
PHARMACY
BOOKSTORE
AUDITORIUM
INNOVATION
PLATFORM
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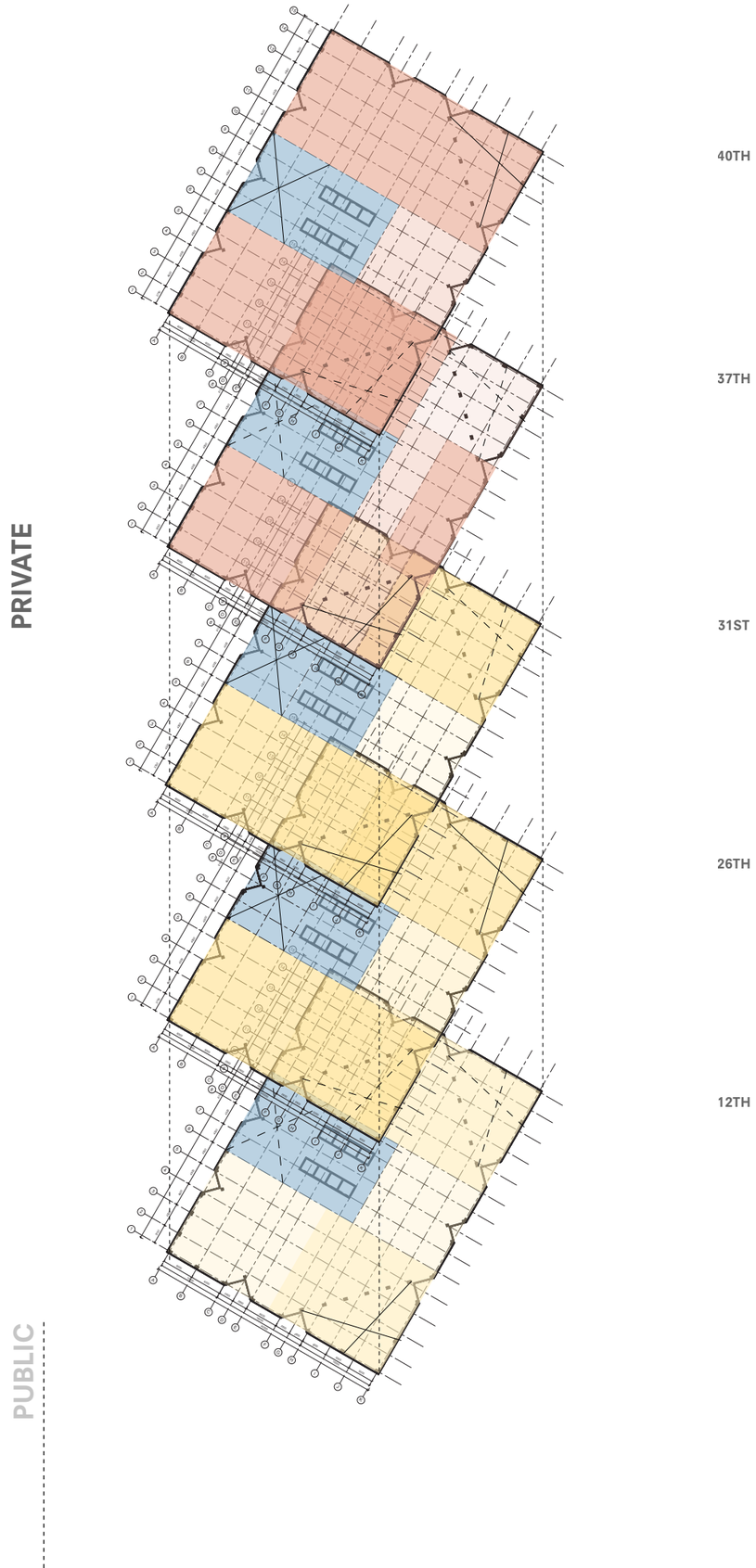
PUBLIC DOMAIN
1ST
VITAMIN SUPPLIES
LIGHT STREET
FOOD-COURT
LOBBY

STACKING



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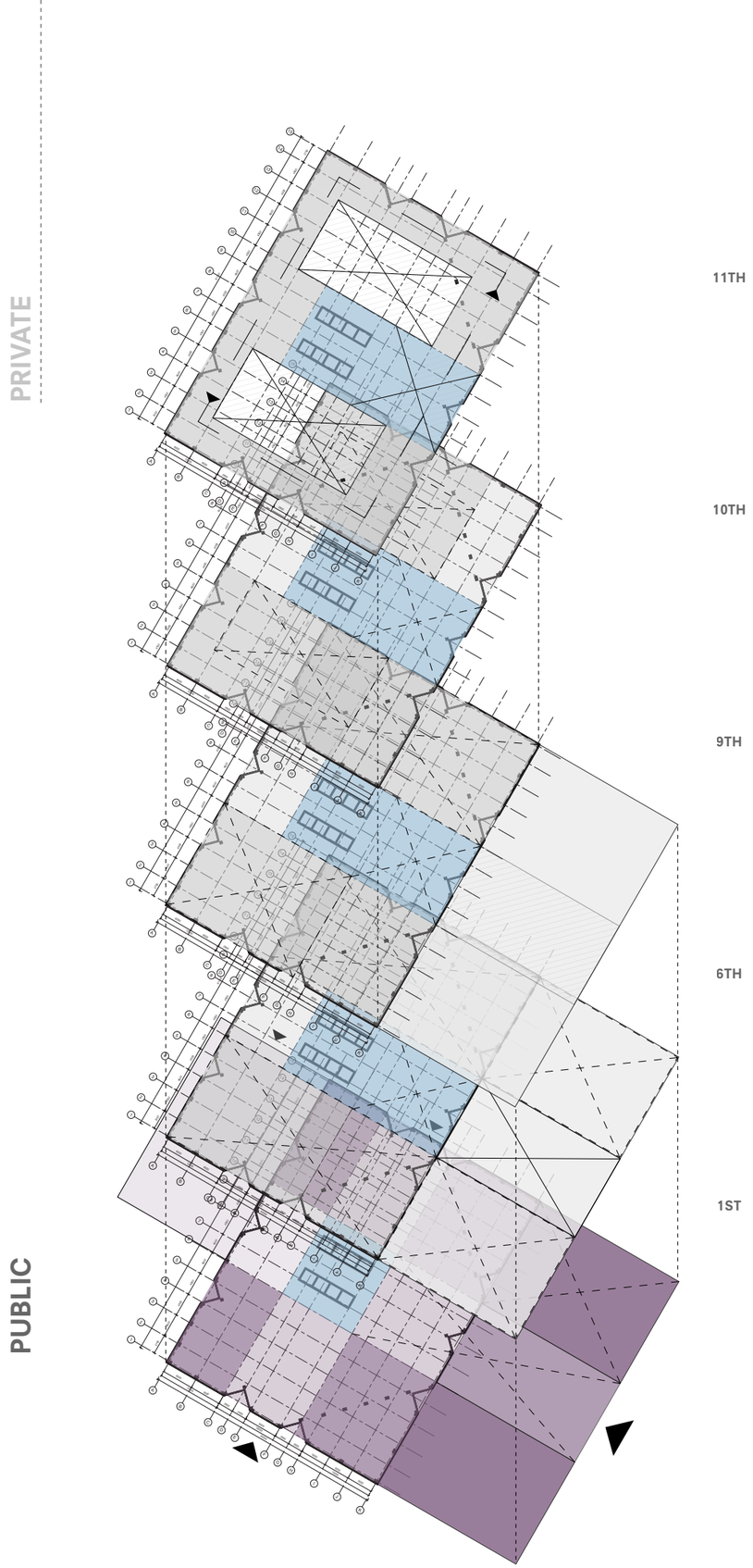

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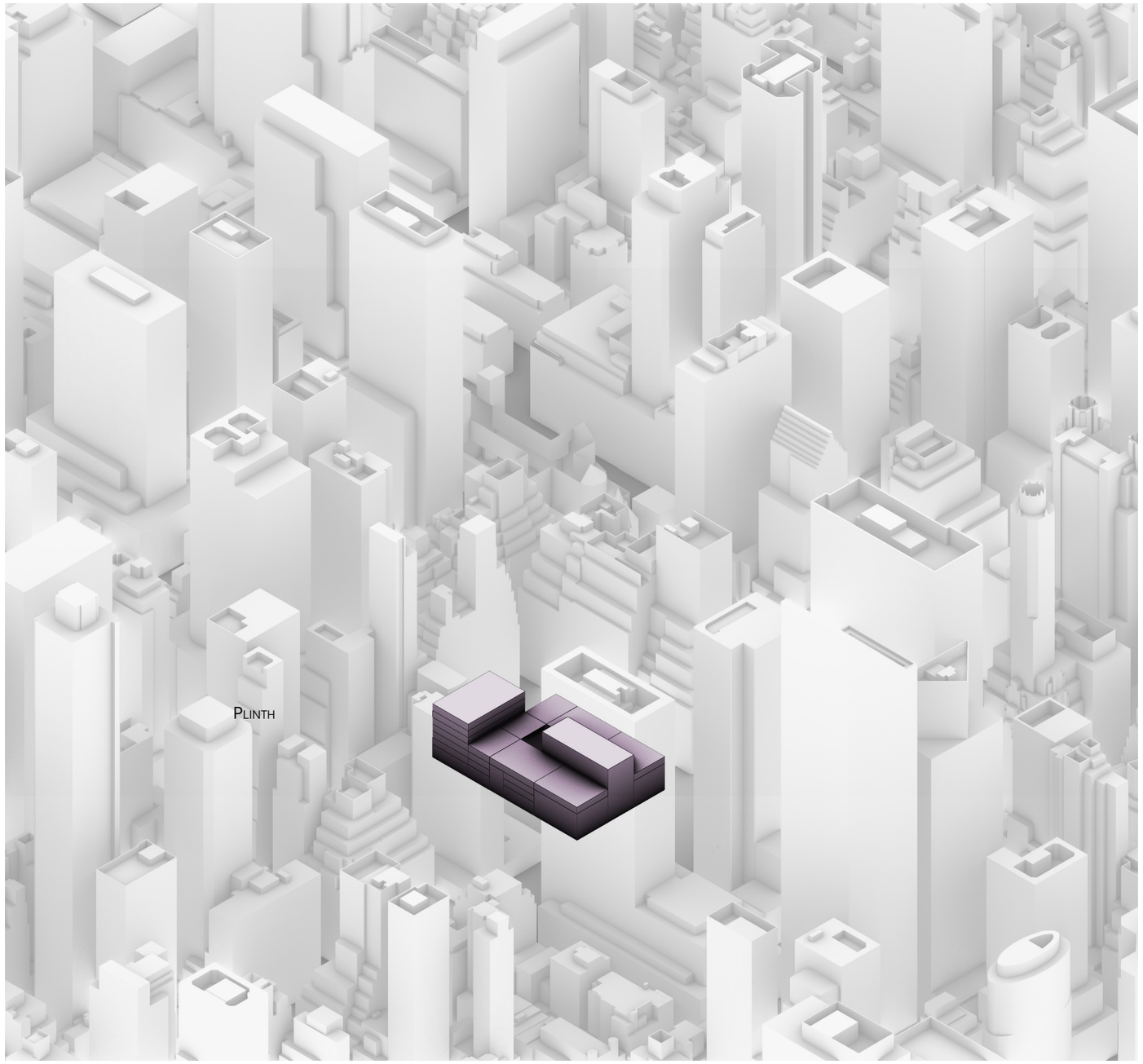

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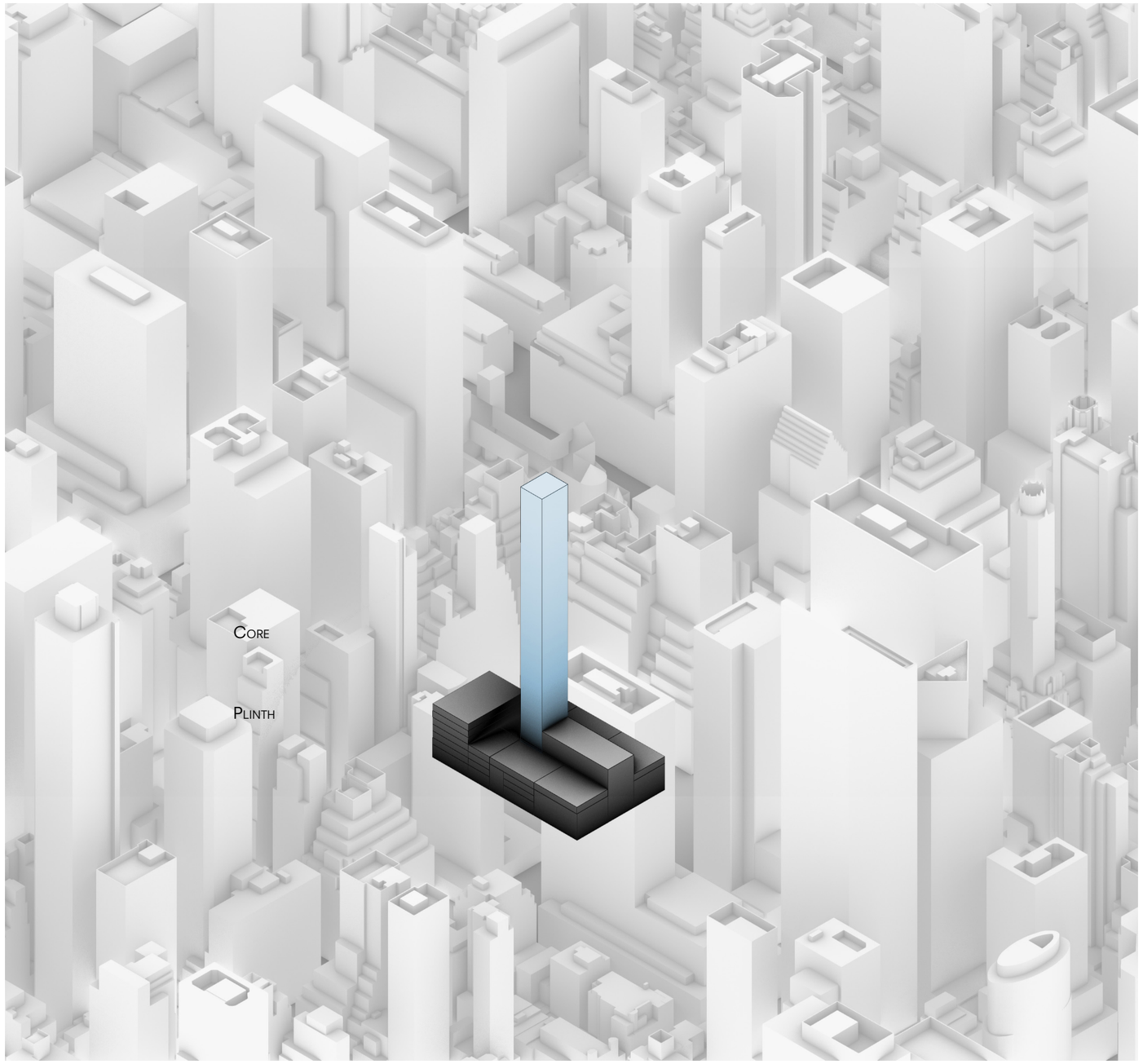

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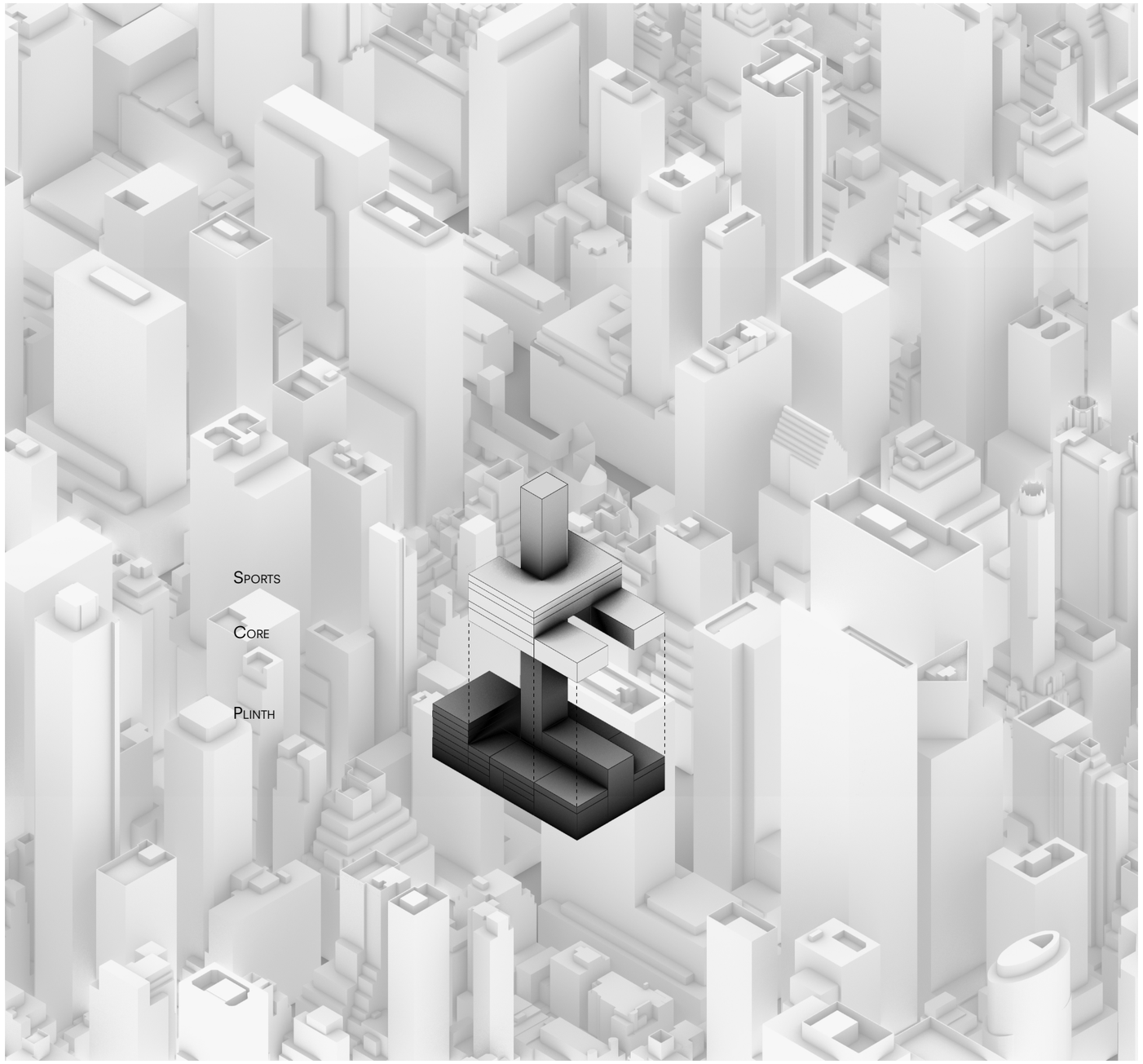

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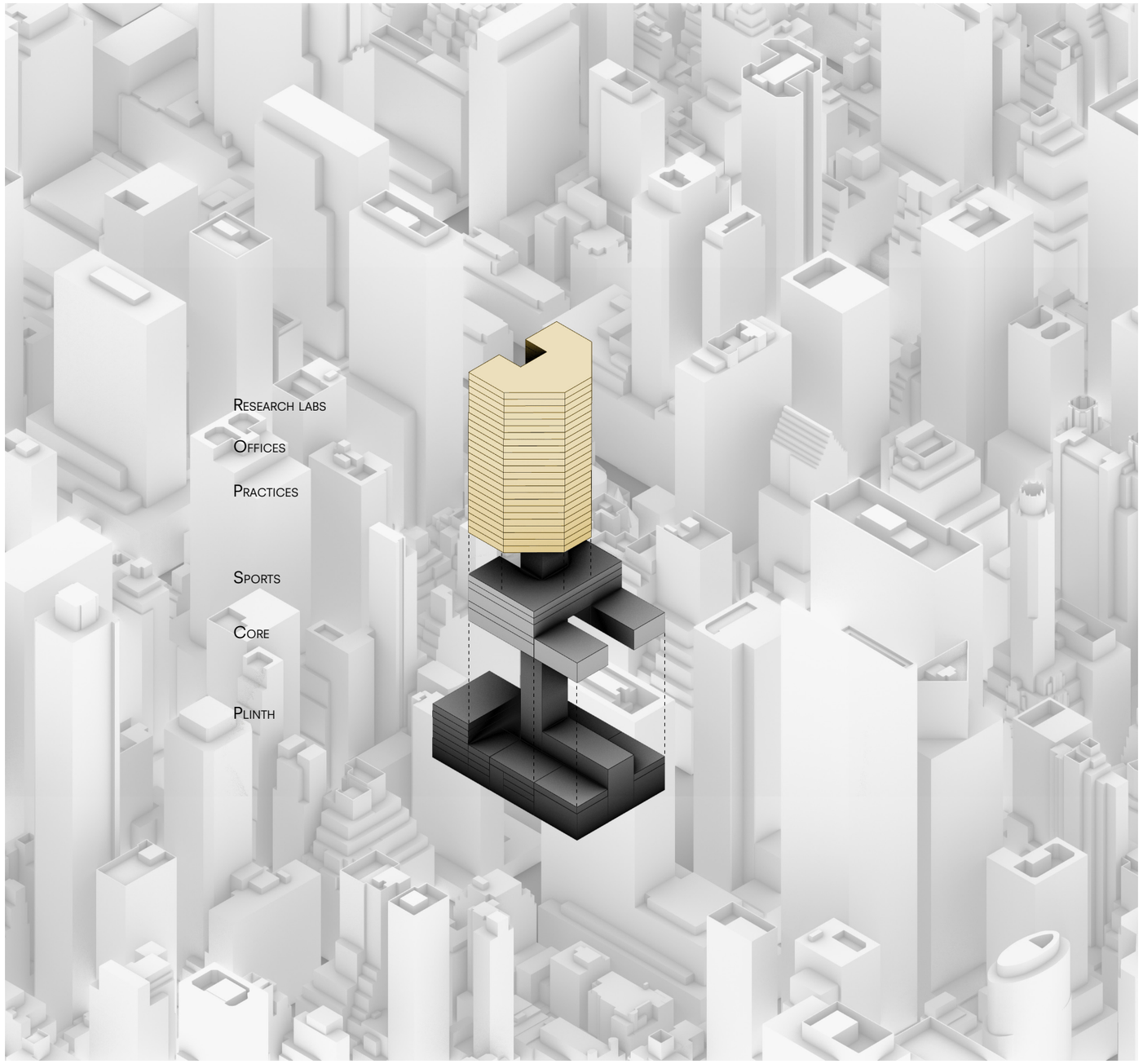

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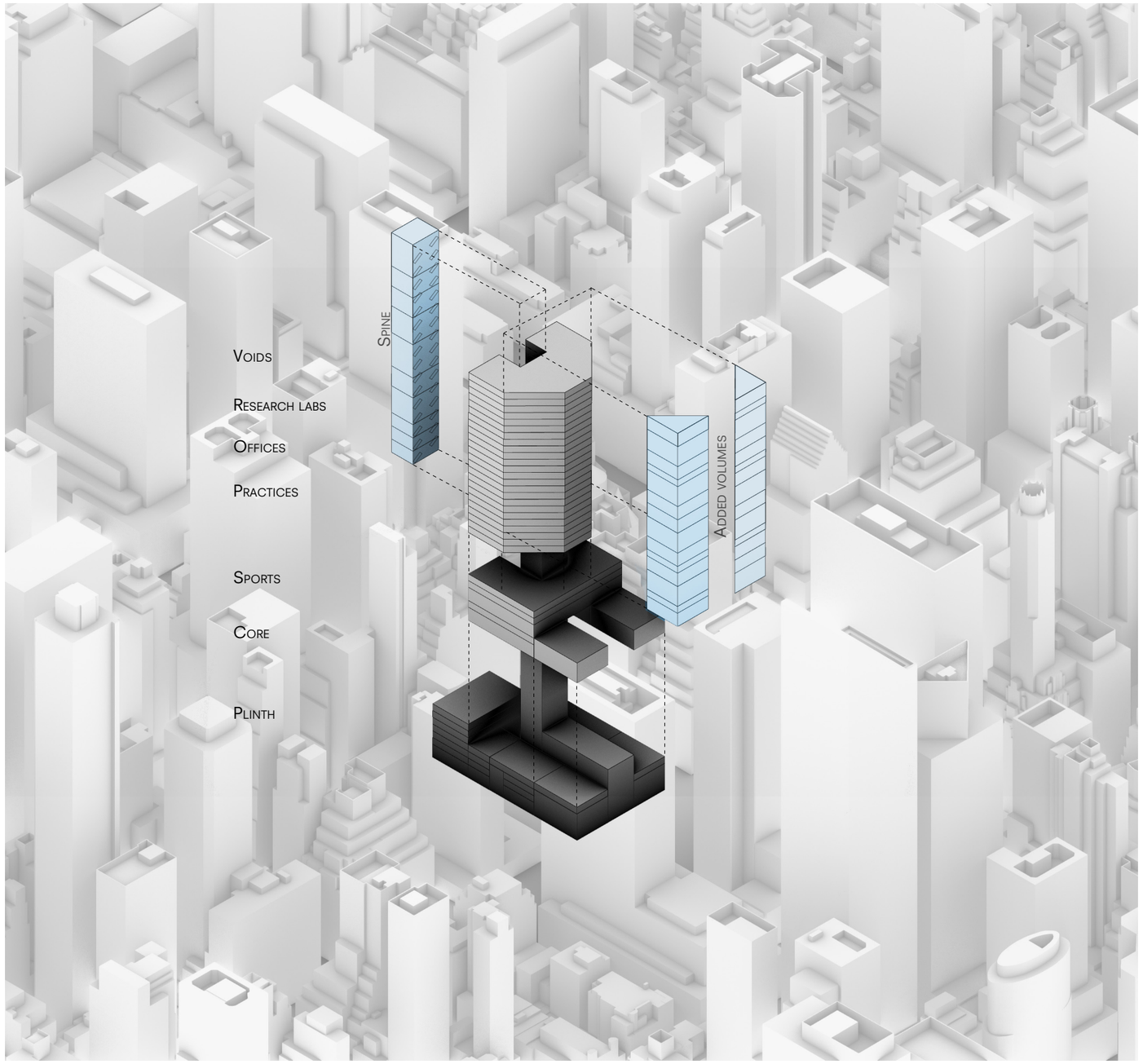

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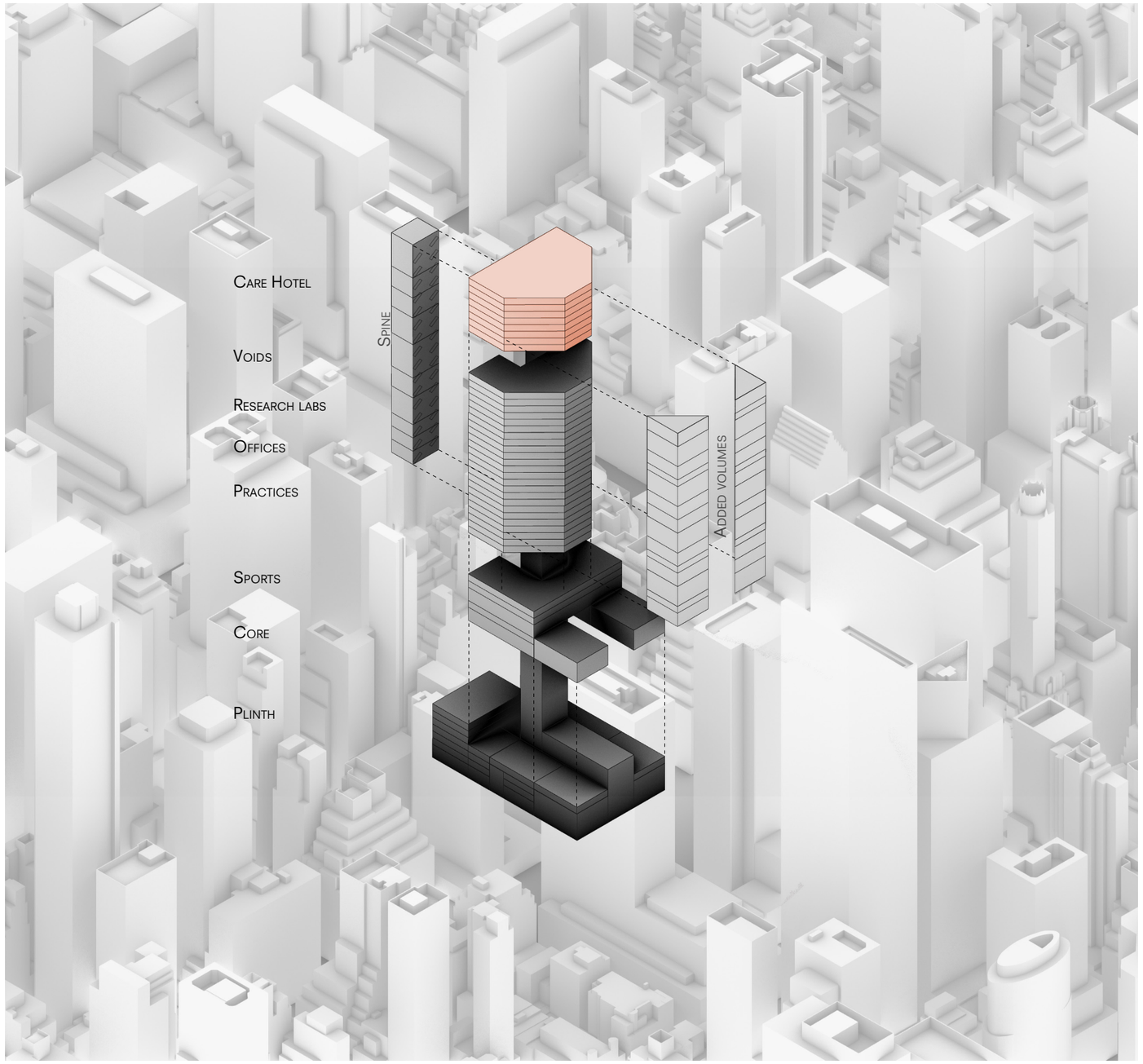

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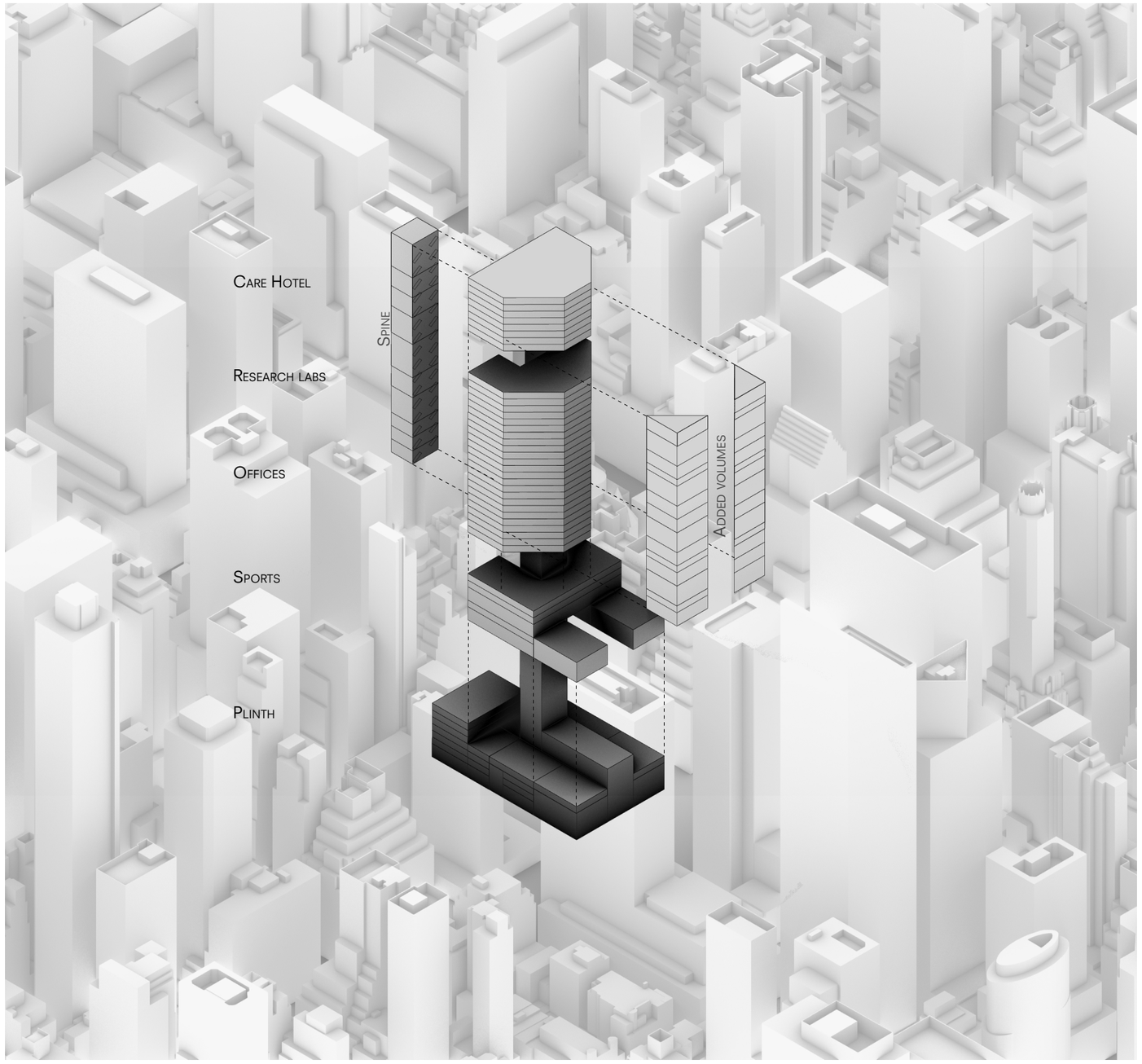
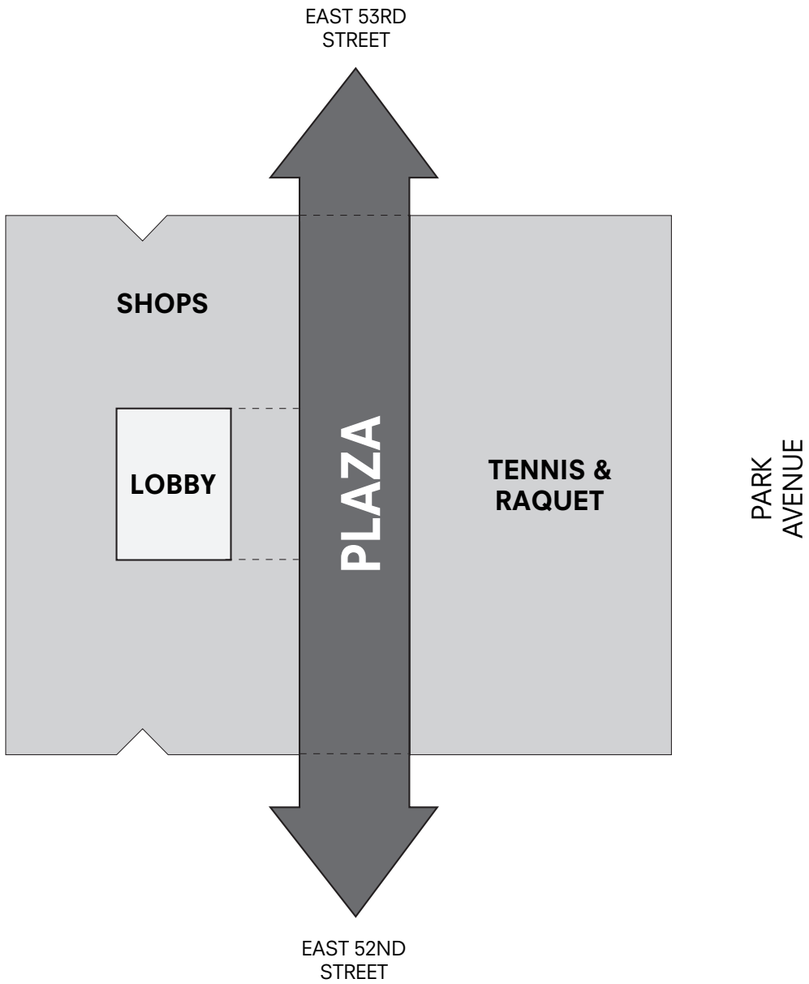


Design concept

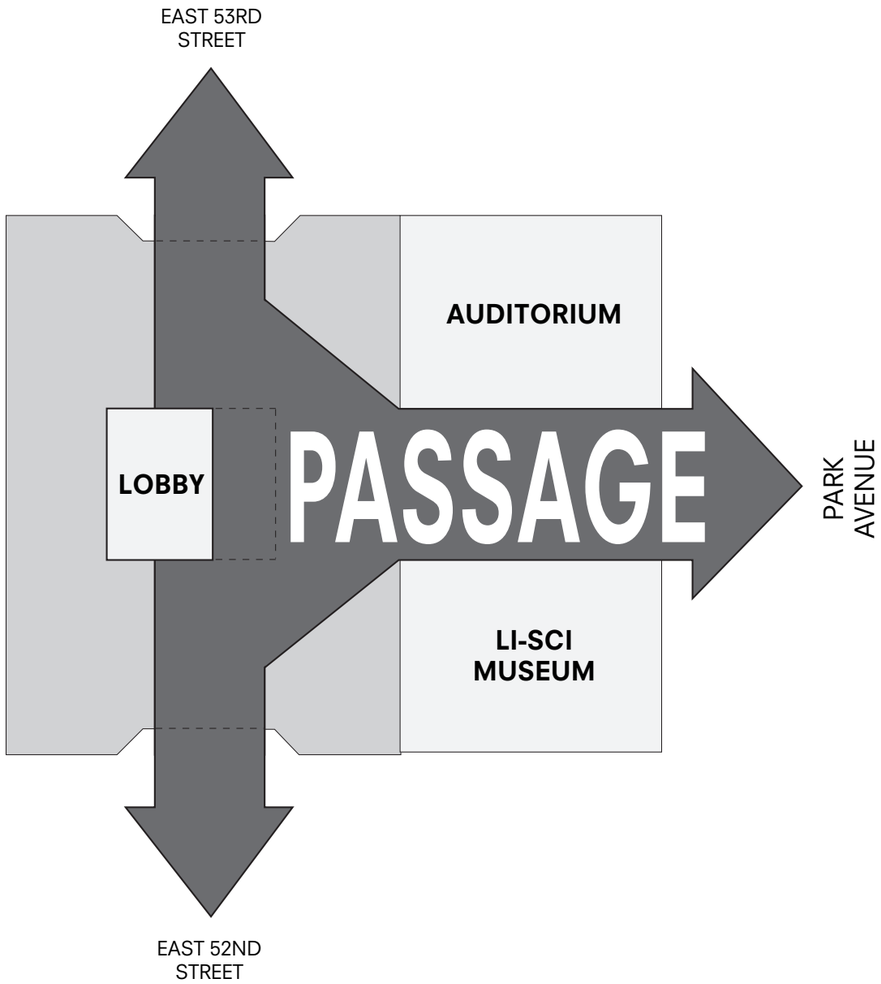
URBAN SUPER-BLOCK

URBAN STRATEGY - PEDESTRIAN ZONES

CONNECTION TO PARK AVENUE

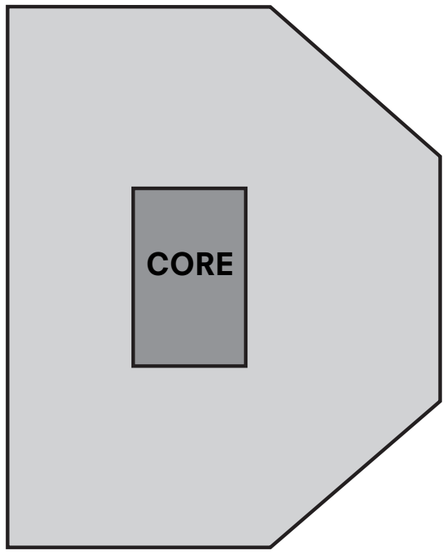


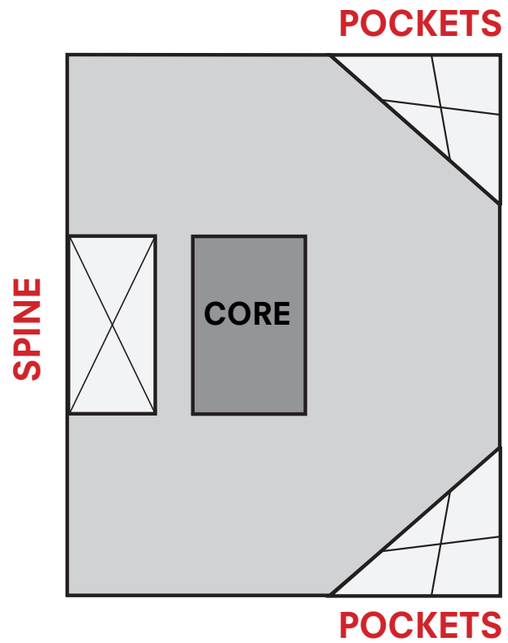
EXISTING PLAN - HIDDEN PLAZA



NEW PLAN - ADOPTING T&R CLUB AS NEW ENTRANCE

ADDED DOUBLE HEIGHT SPACES

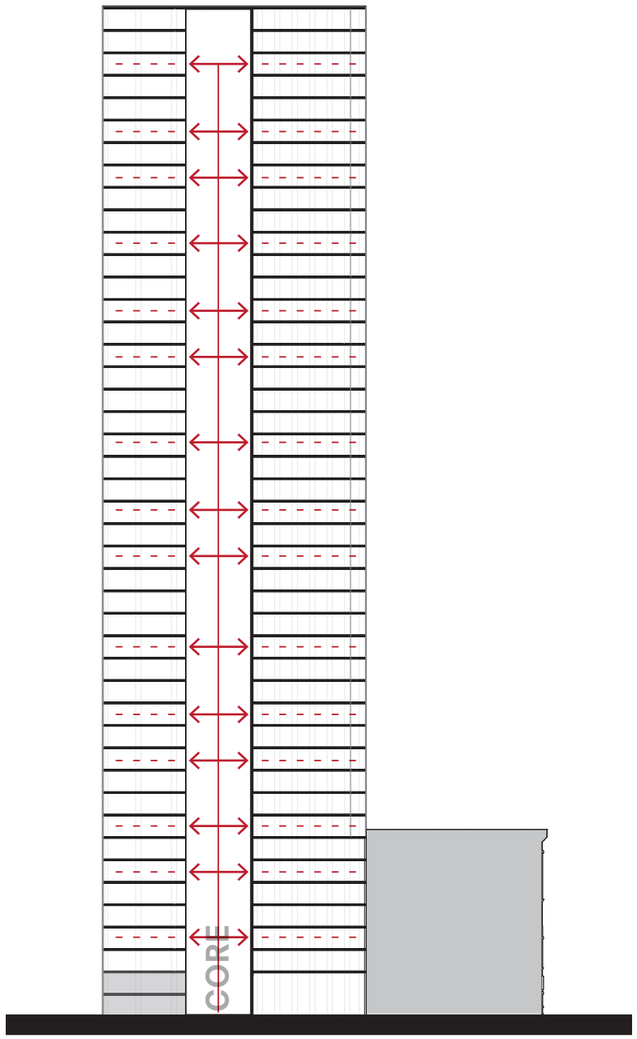




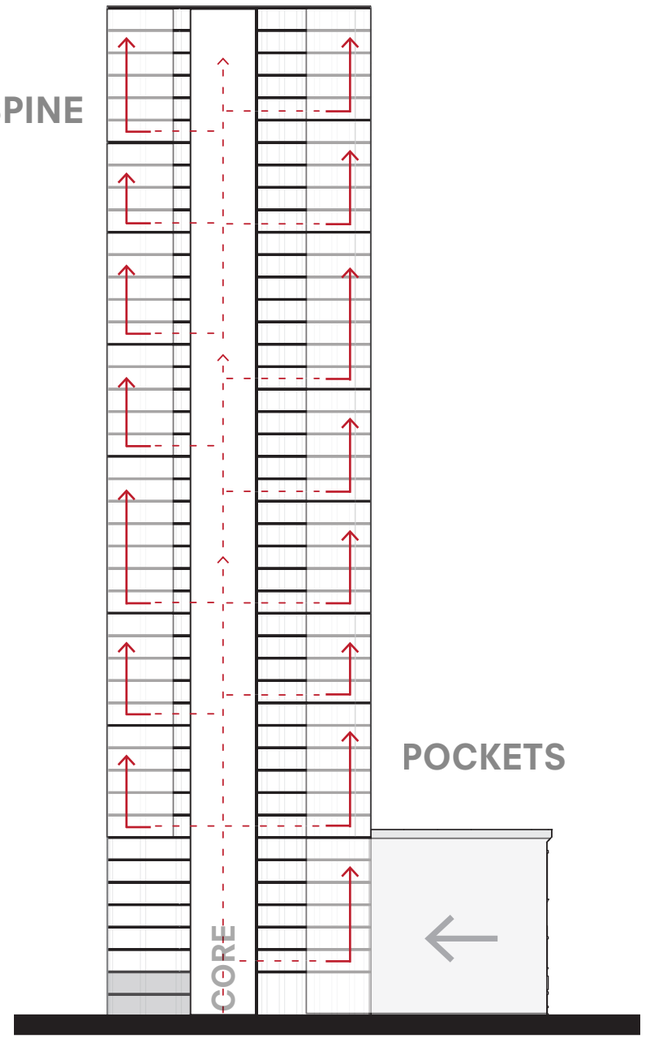
EXISTING PLAN - GENERIC FLOOR SLABS ISOLATED

NEW PLAN - SOCIAL INTERACTION ZONES

NEW WAY OF ROUTING



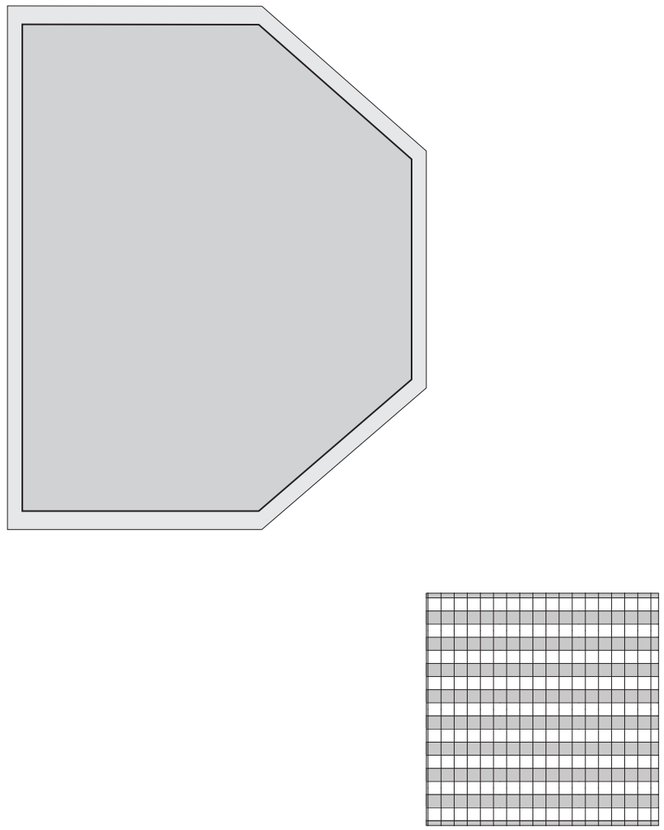
EXISTING SECTION - CLOSED ROUTE

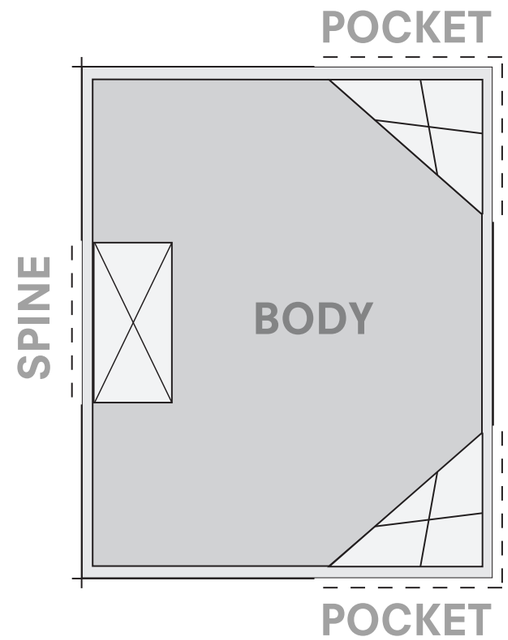


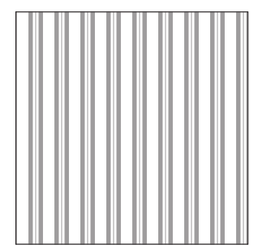
NEW SECTION - OPEN ROUTE

FACADE COMPOSITION

HOW TO HANDLE BULKY FACADE?







EXISTING FACADE - BULKY EXPRESSION

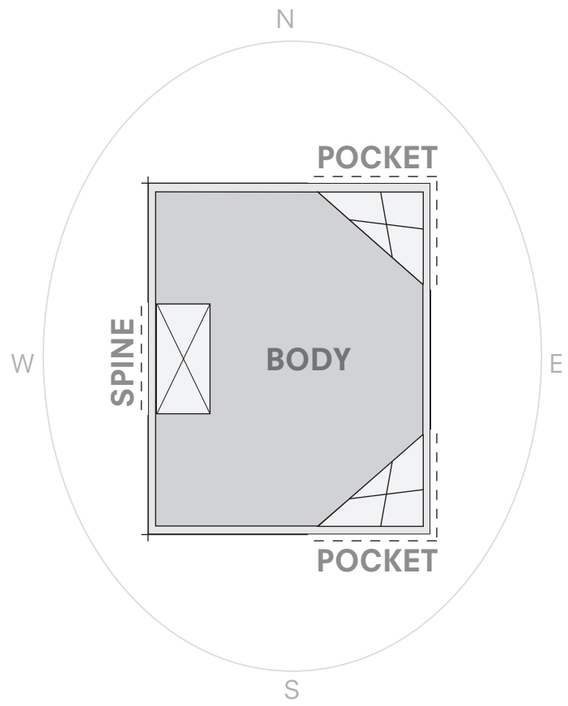
HORIZONTAL PATTERN

NEW FACADE - SLENDER BY PARTITIONING

VERTICAL PATTERN

AND DIFFERENT GRAIN

FACADE COMPOSITION



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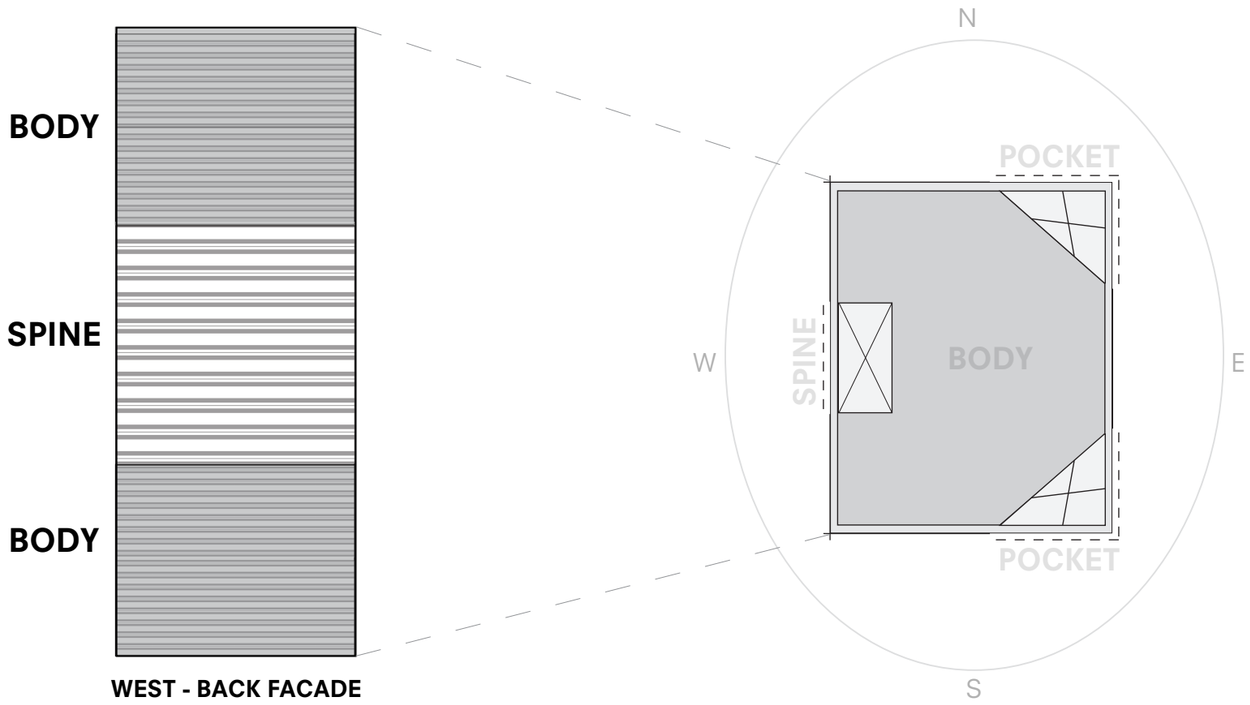

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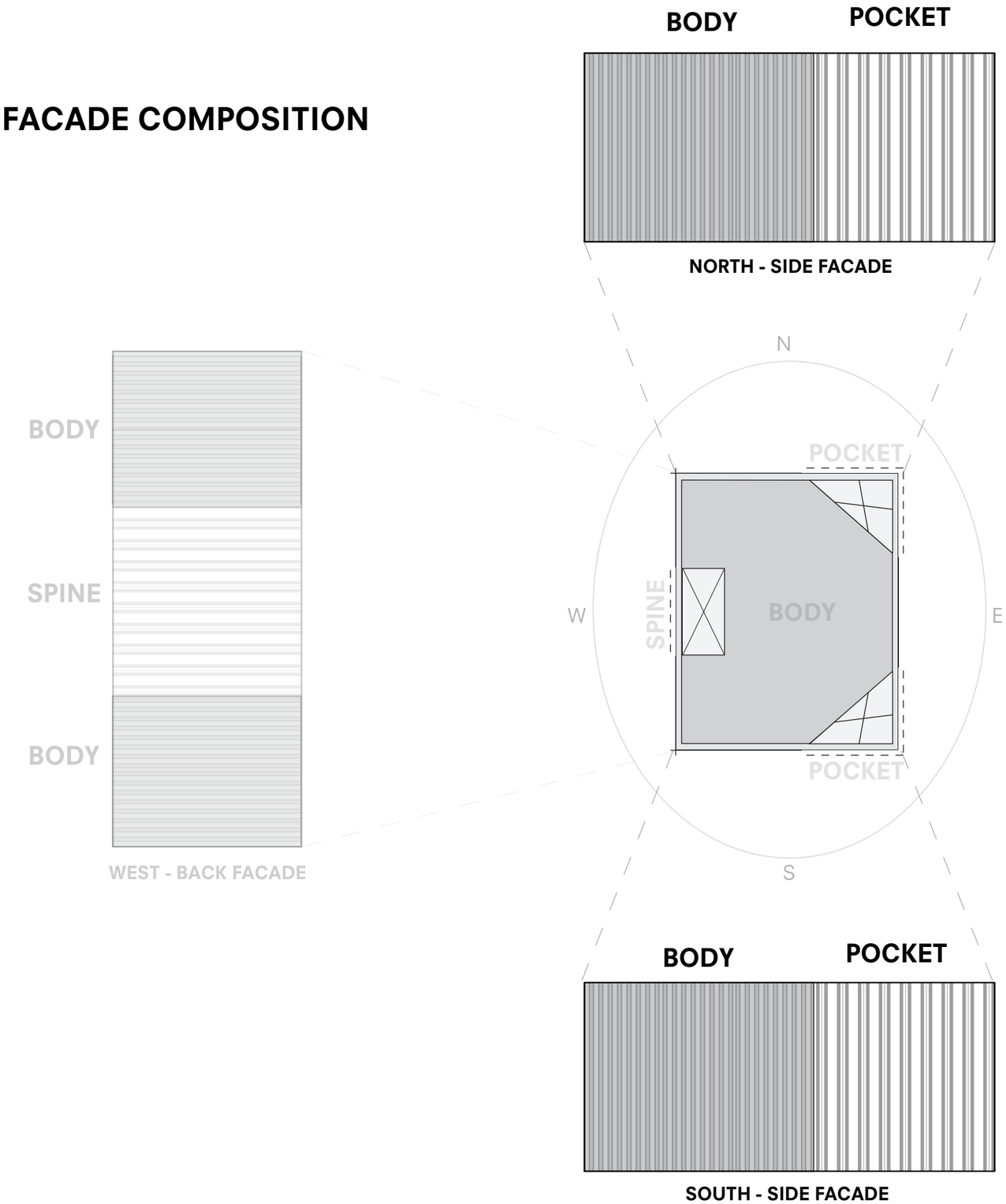

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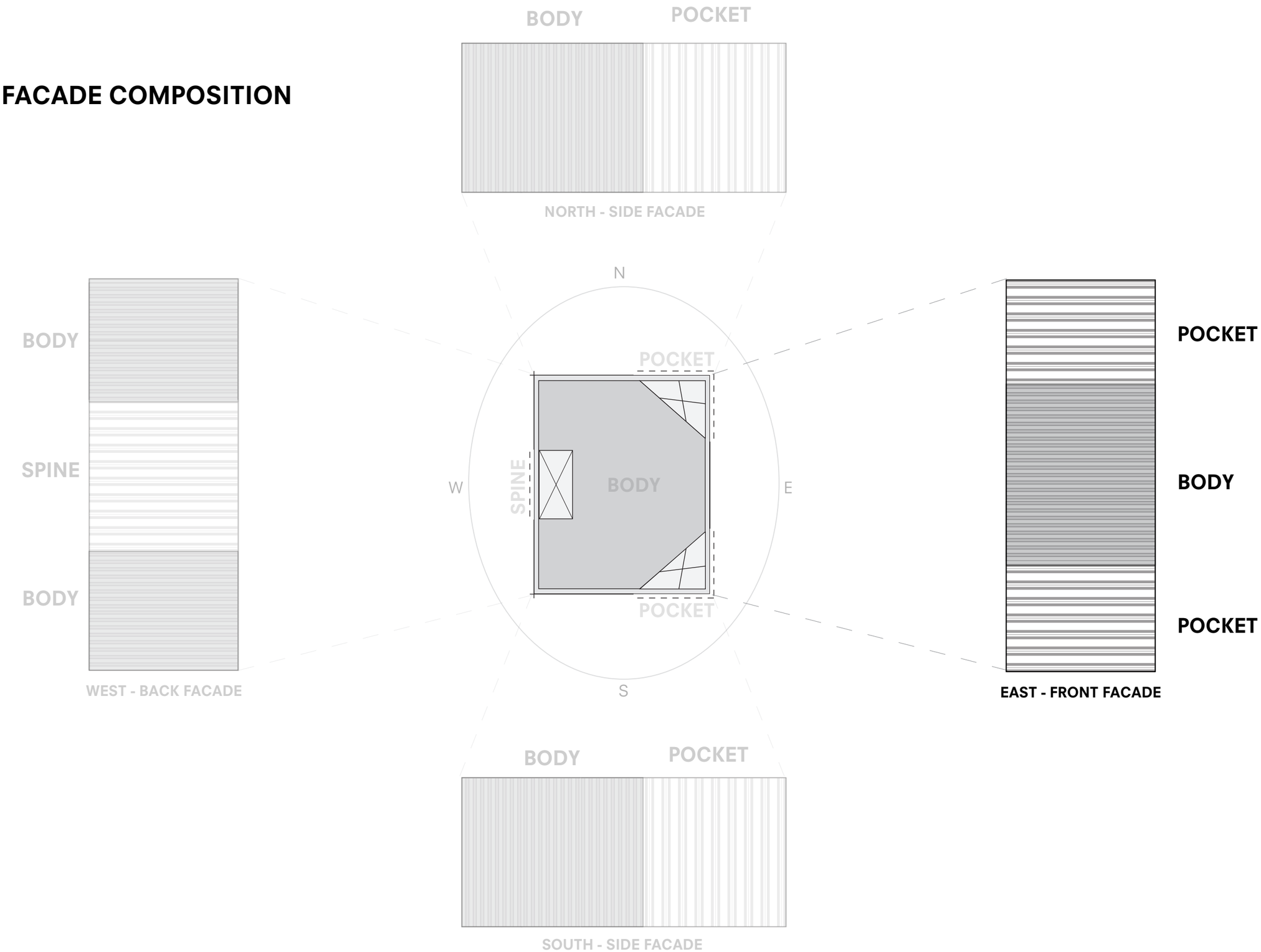

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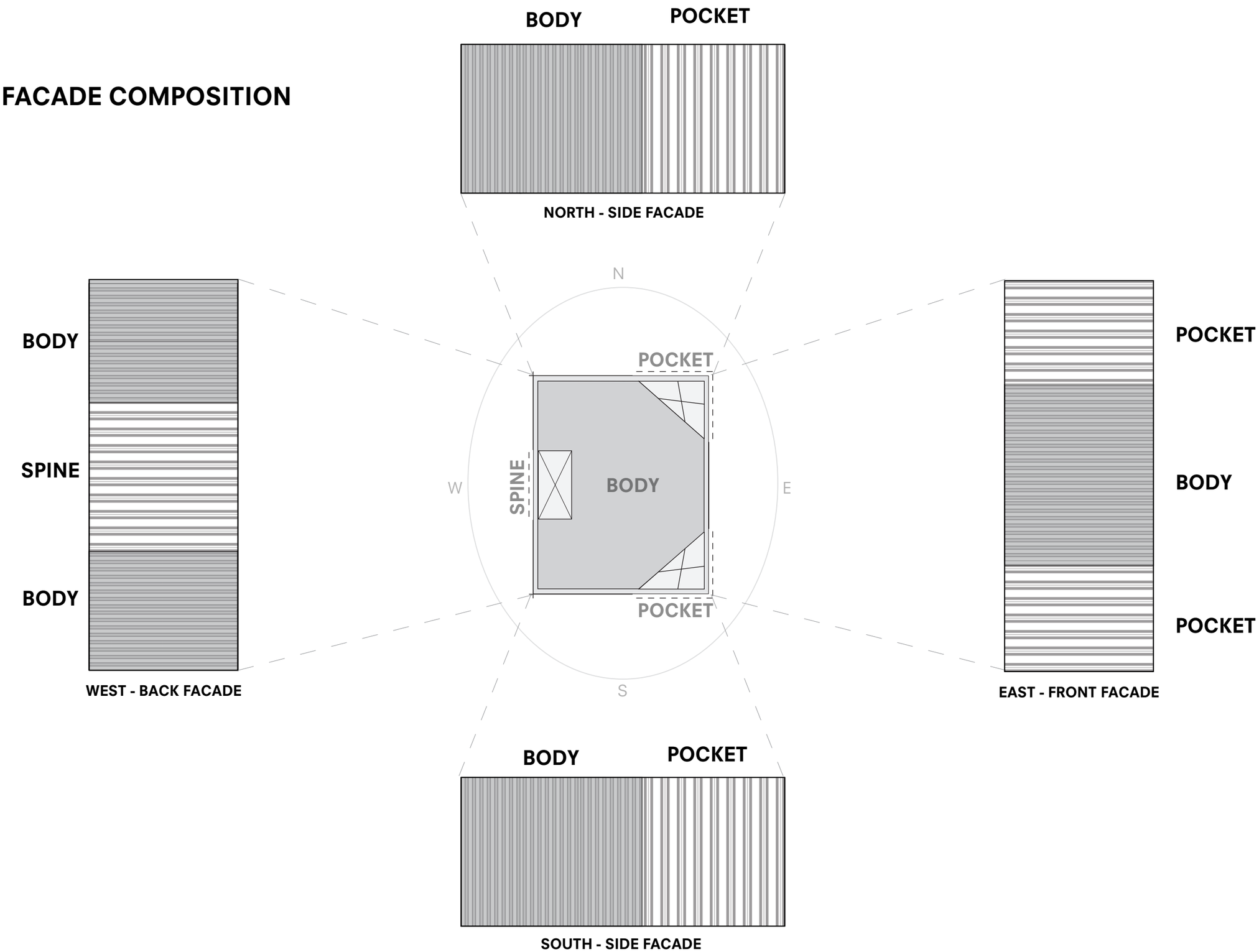

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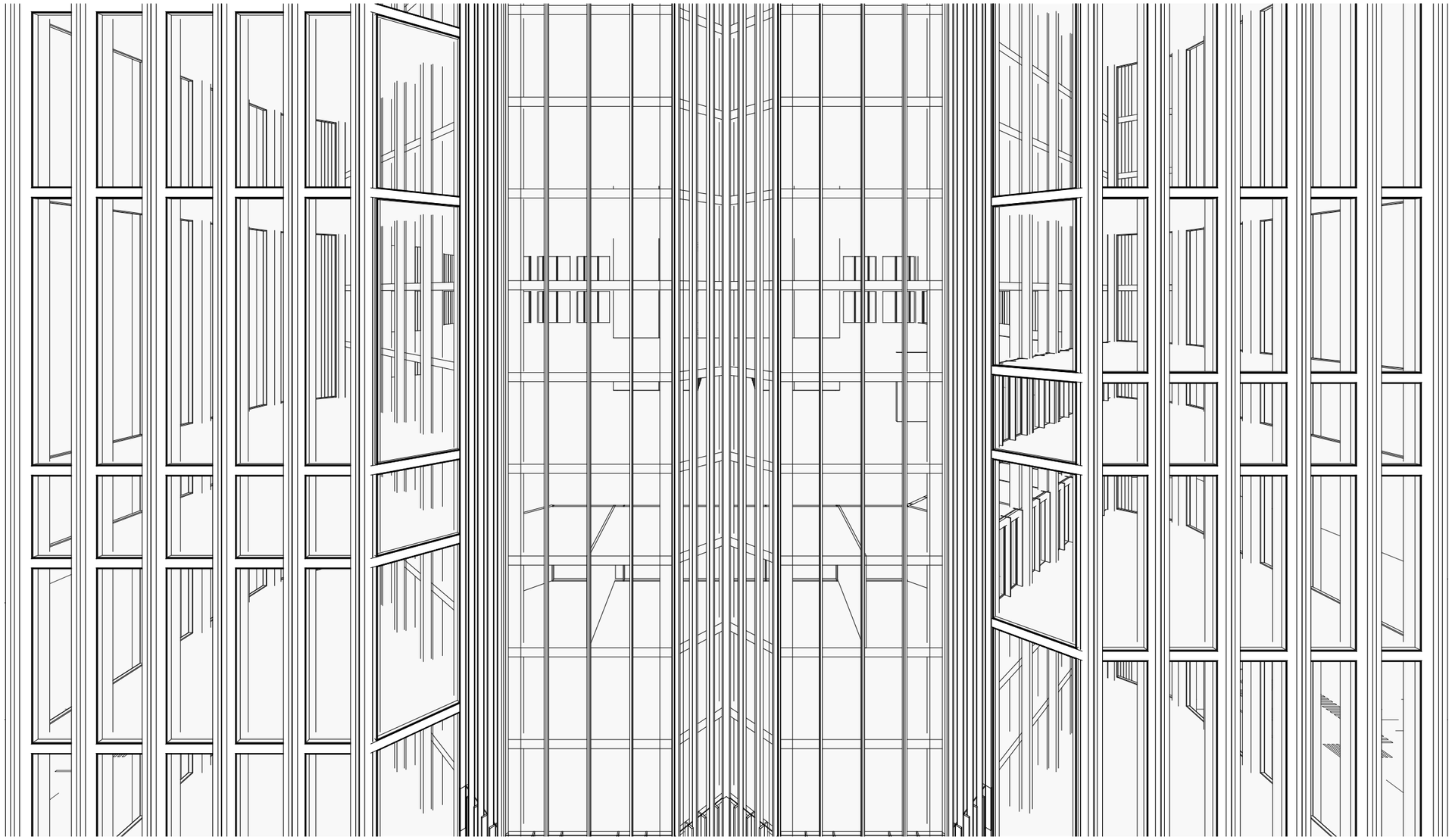
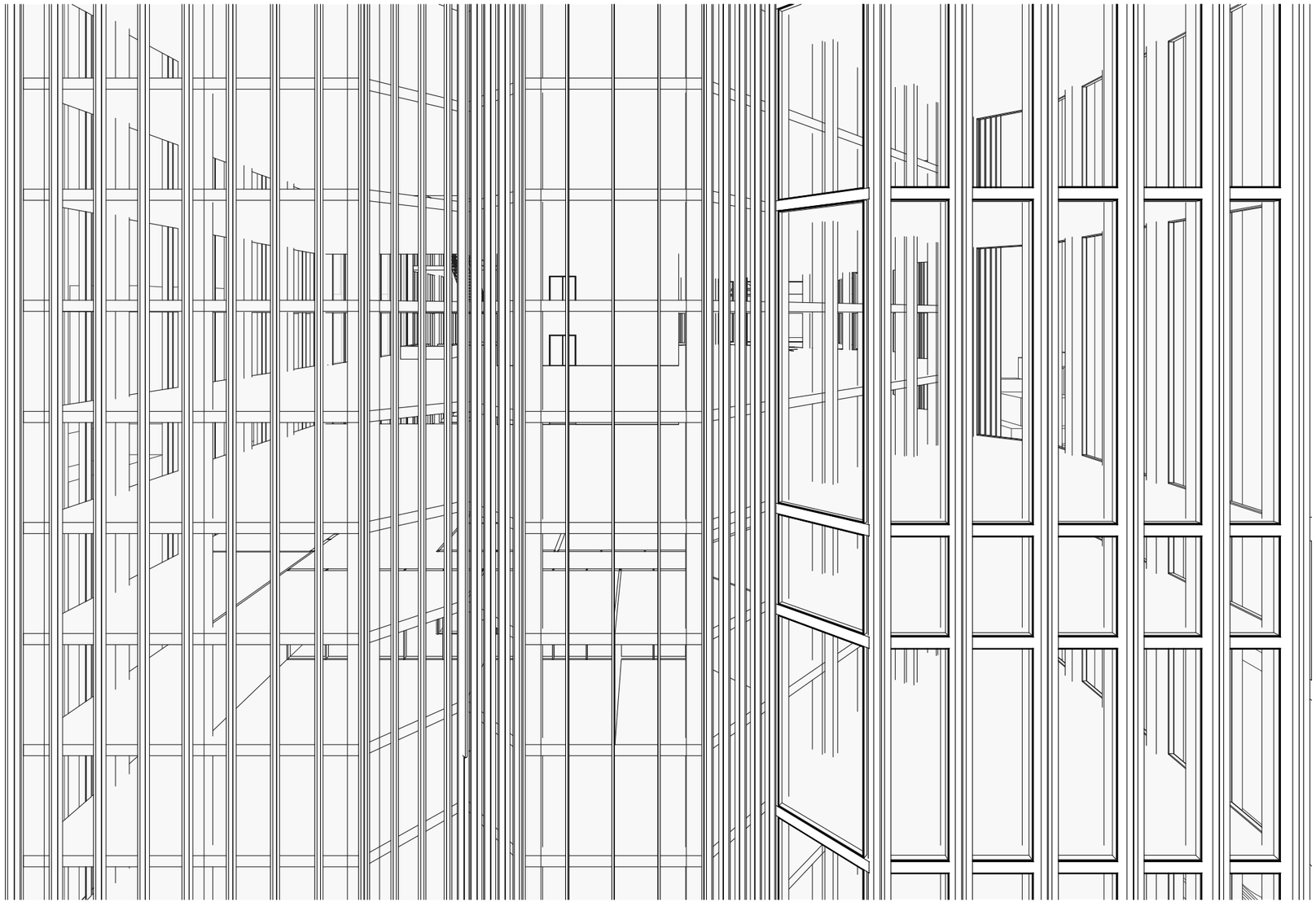


POCKET **BODY** **POCKET**

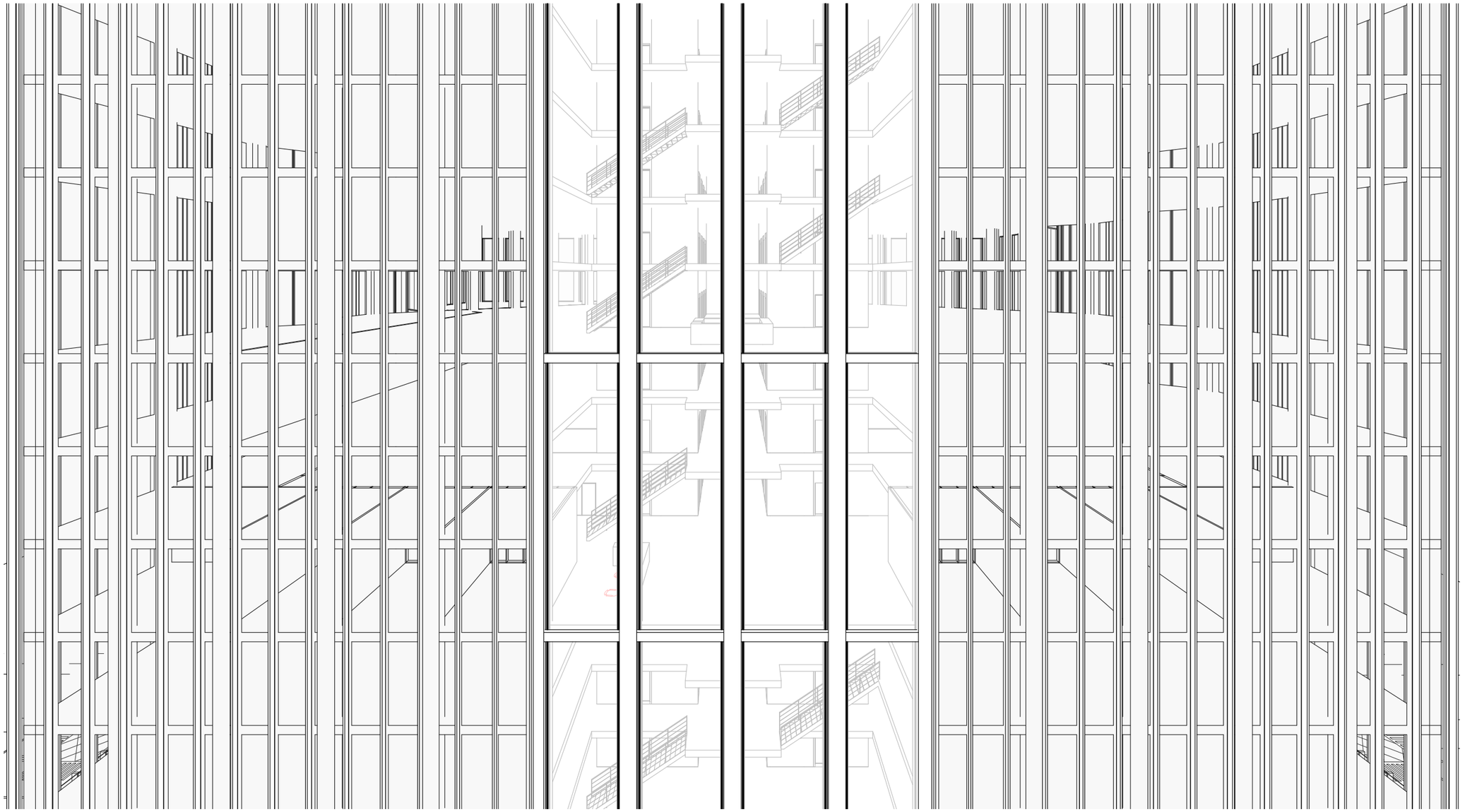
SIDE



BODY

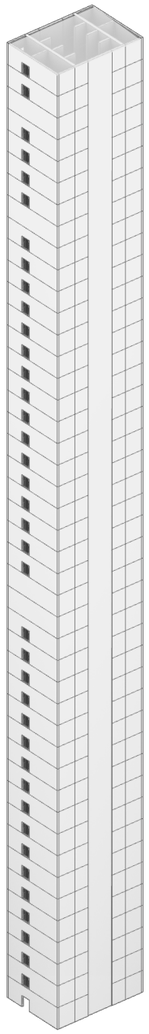
POCKET

BACK



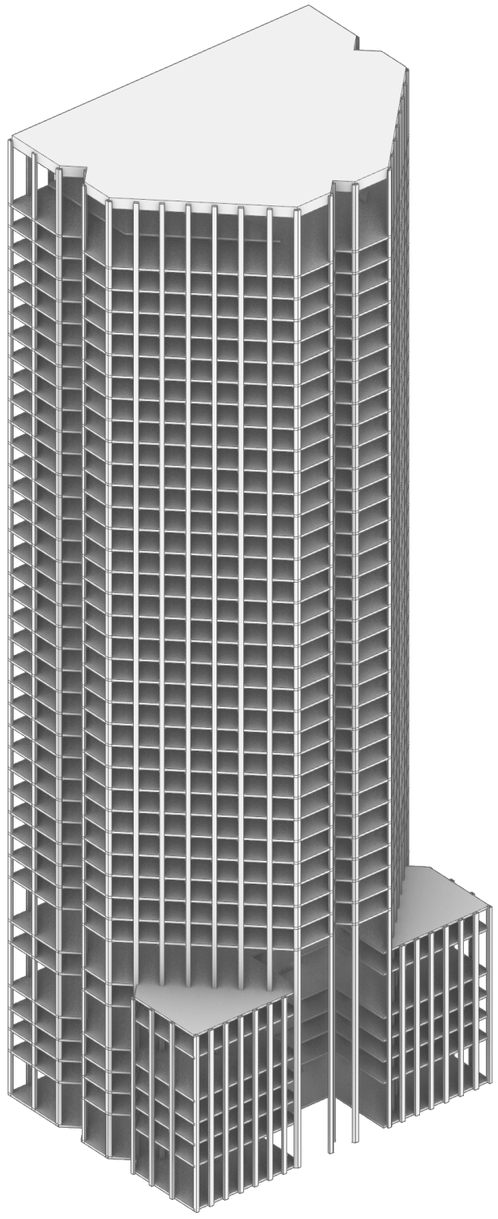
BODY SPINE BODY

CONSTRUCTION CONCEPT



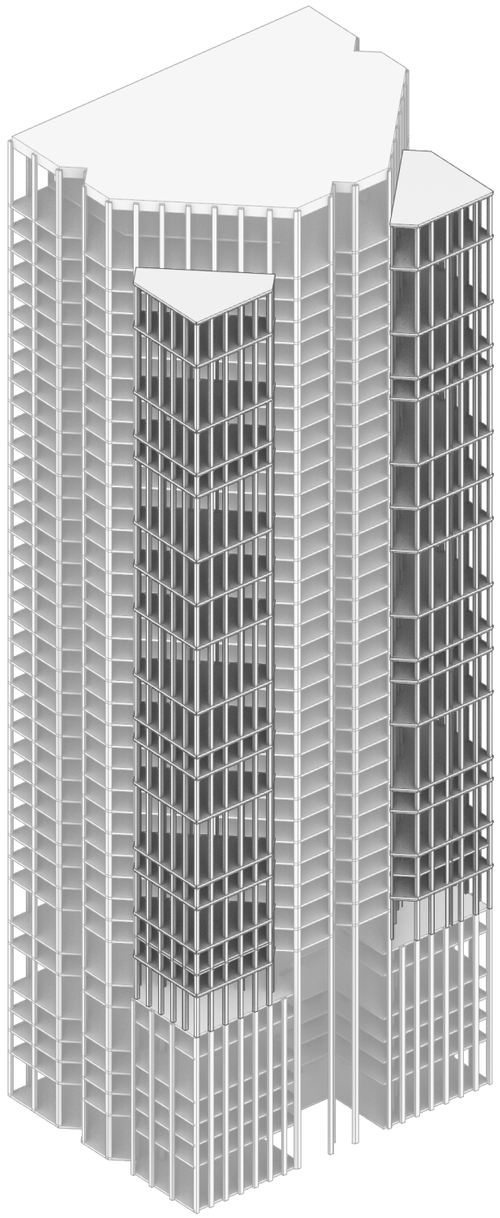
CORE

CONSTRUCTION CONCEPT



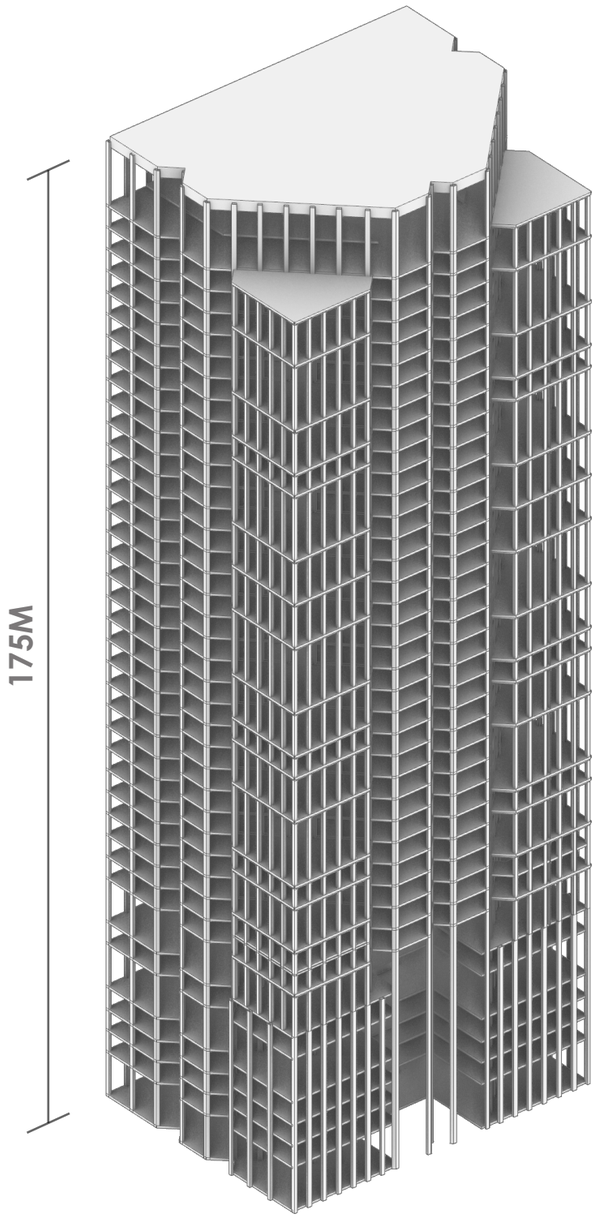
FLOORS & COLUMS

CONSTRUCTION CONCEPT



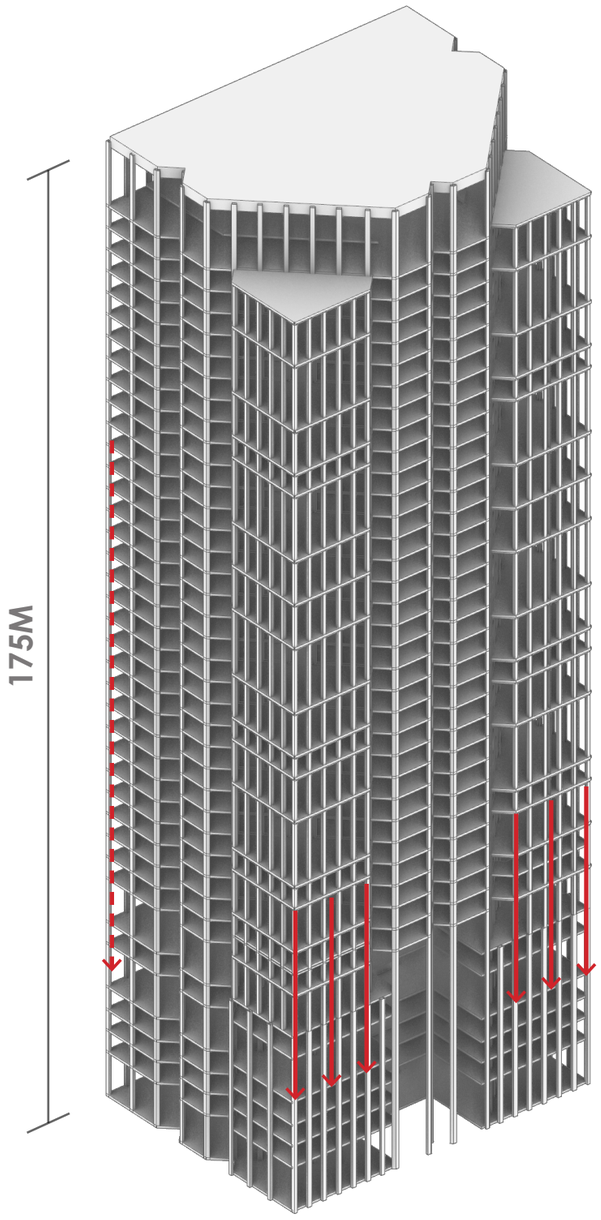
ADDED STRUCTURE

CONSTRUCTION CONCEPT



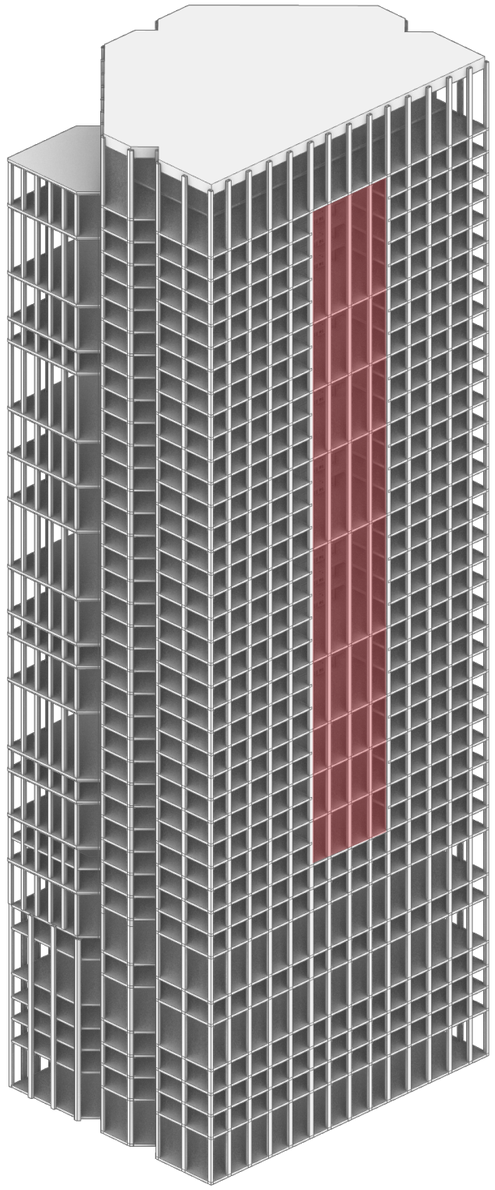
TOTAL

CONSTRUCTION CONCEPT



FORCES TRANSITION

CONSTRUCTION CONCEPT

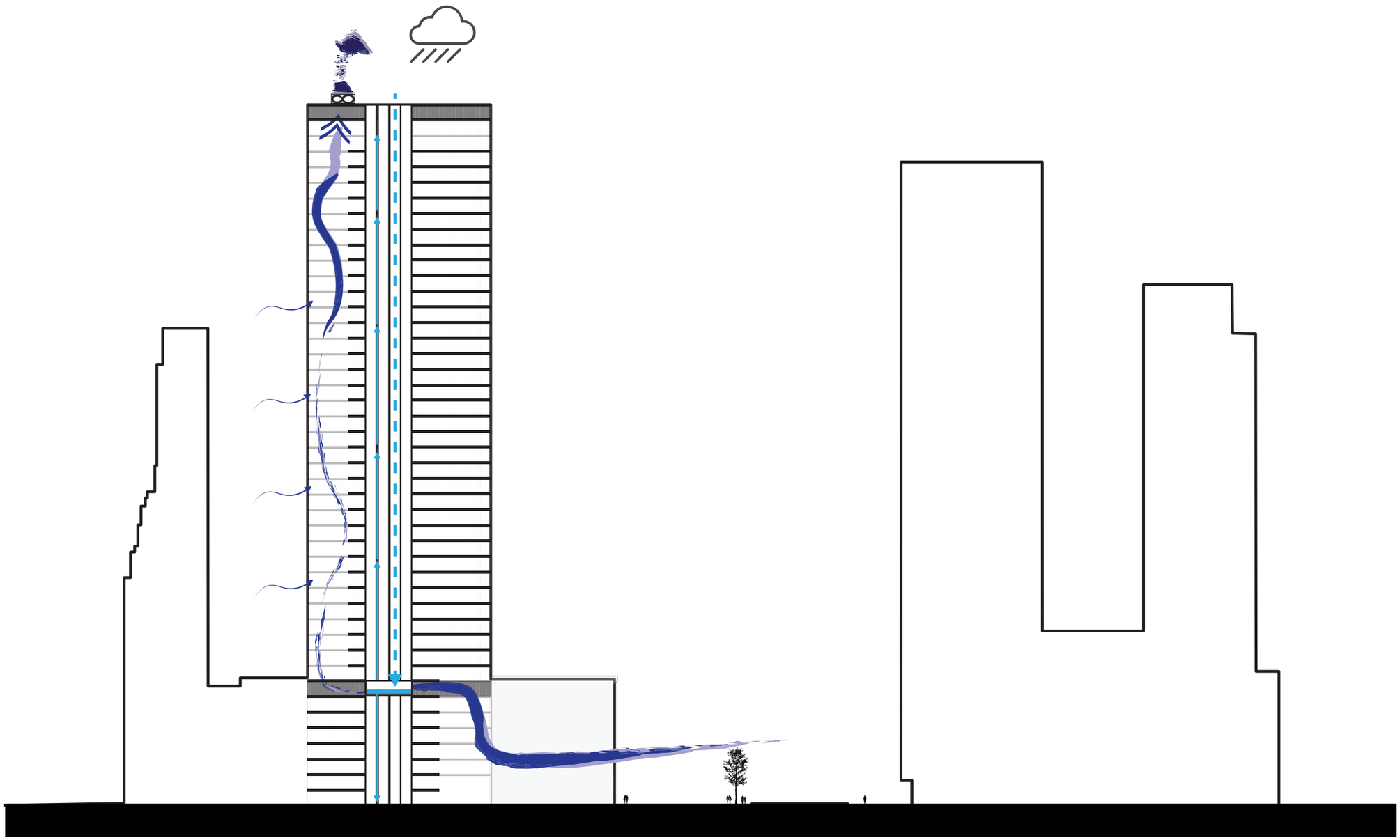


SPINE

CLIMATE CONCEPT

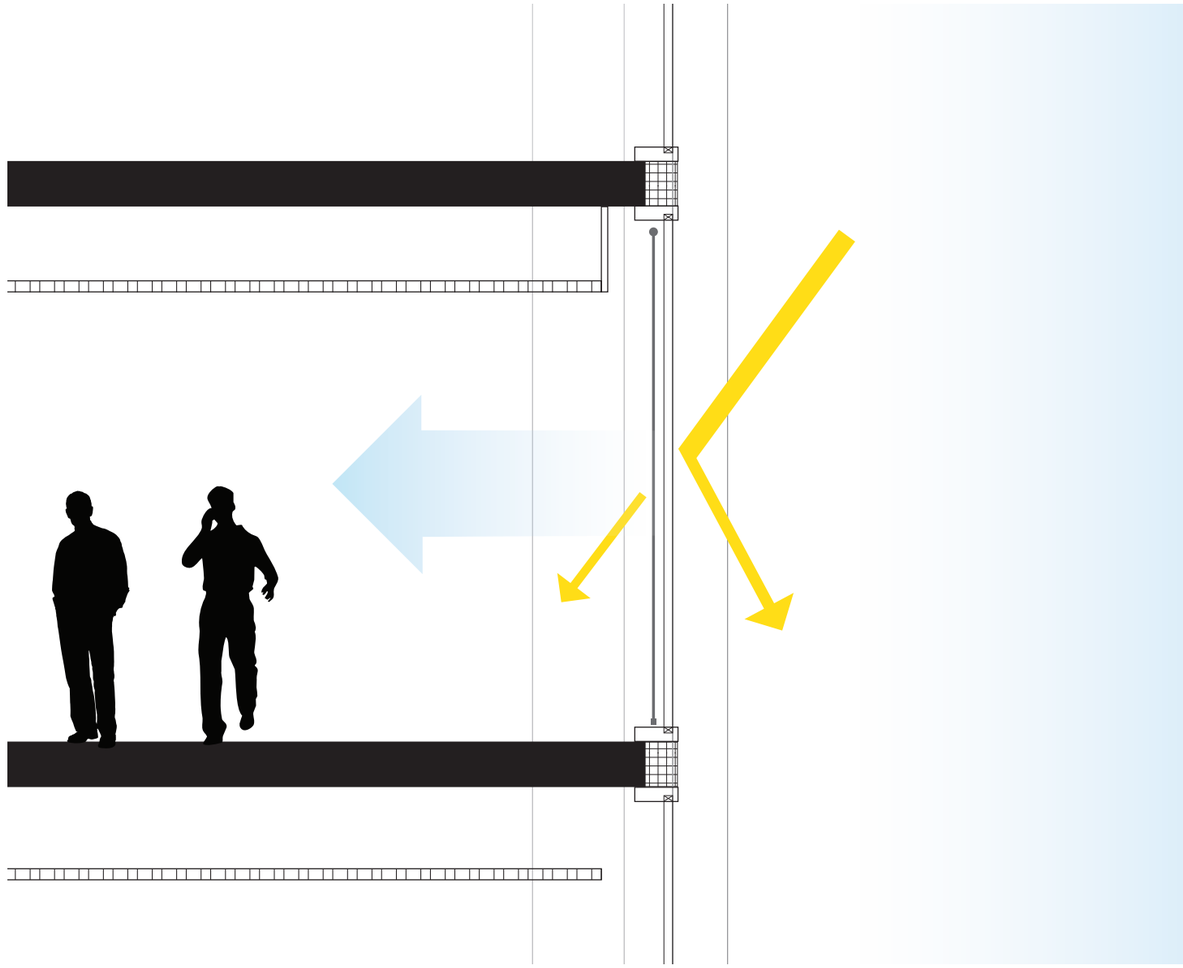
TARGET = REDUCE

CLIMATE CONCEPT



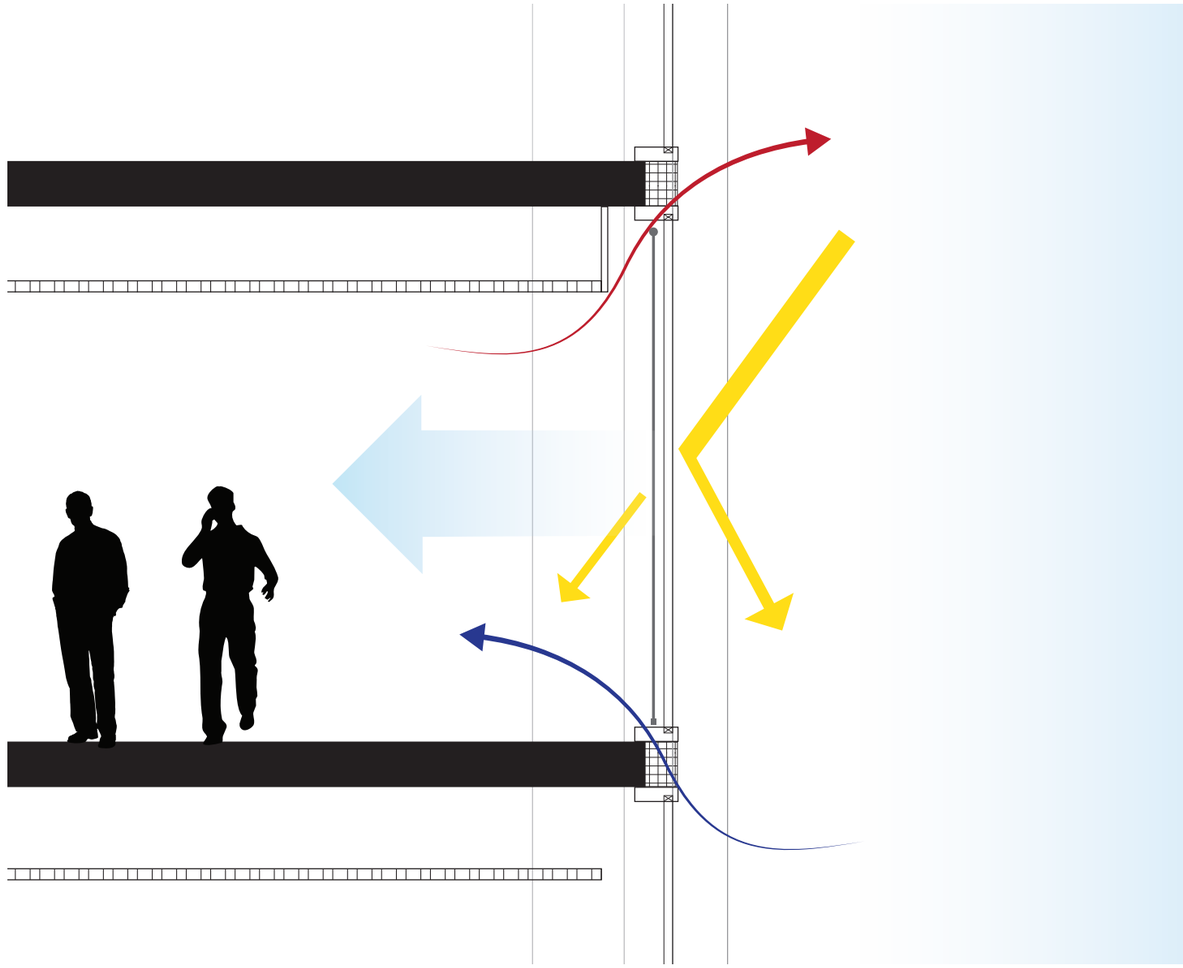
TARGET = REDUCE

CLIMATE CONCEPT



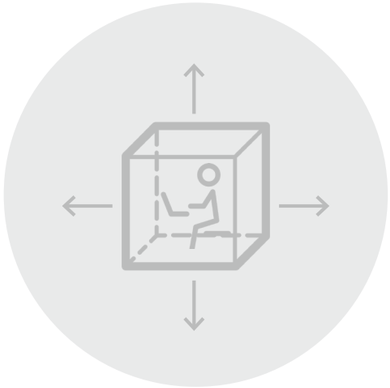
TARGET = REDUCE

CLIMATE CONCEPT

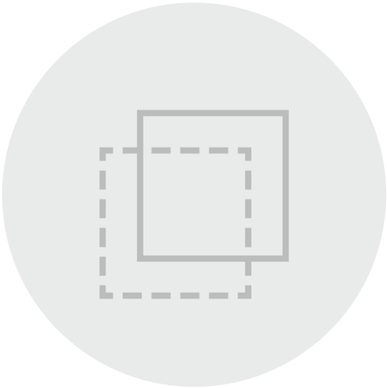


TARGET = REDUCE

ADDED VALUES

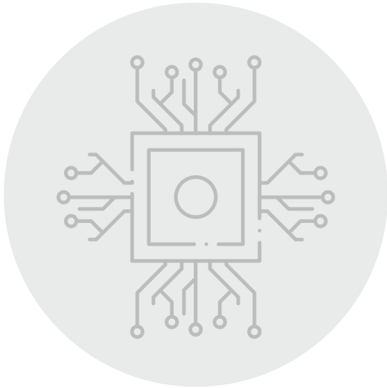


FUNCTIONAL FLEXIBILITY



TRANSPARANT FACADE

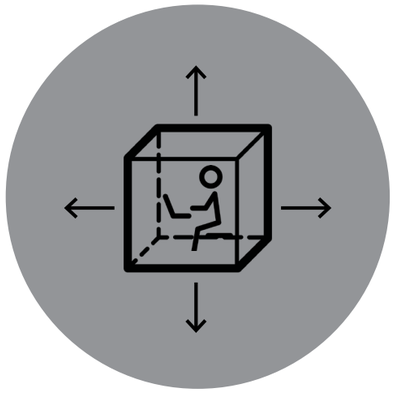
DOUBLE HEIGHT SPACES



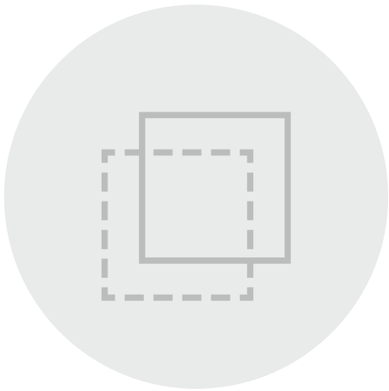
CONNECTED TO CITYSCAPE

BUILDING CLIMATE

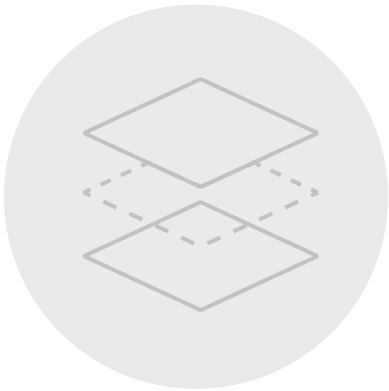
ADDED VALUES



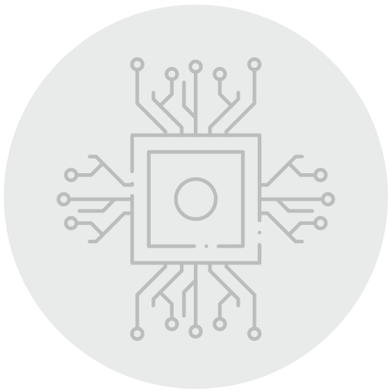
FUNCTIONAL FLEXIBILITY



TRANSPARANT FACADE



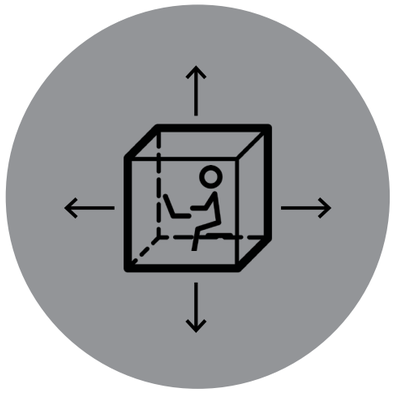
DOUBLE HEIGHT SPACES



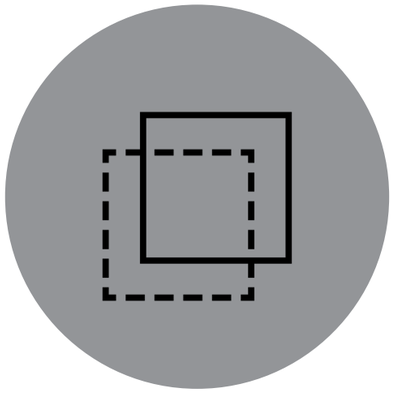
CONNECTED TO CITYSCAPE

BUILDING CLIMATE

ADDED VALUES

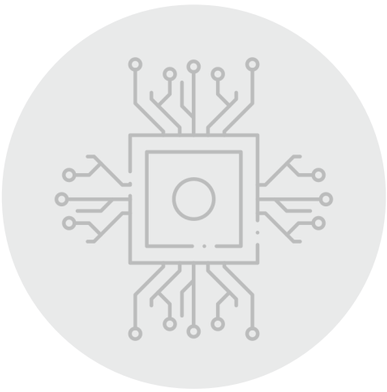


FUNCTIONAL FLEXIBILITY



TRANSPARANT FACADE

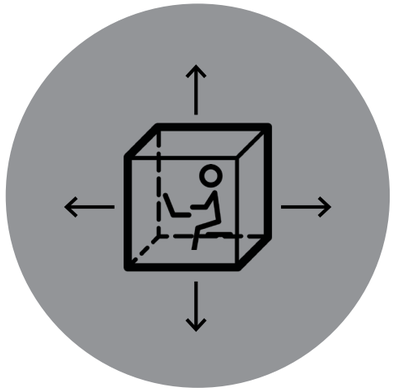
DOUBLE HEIGHT SPACES



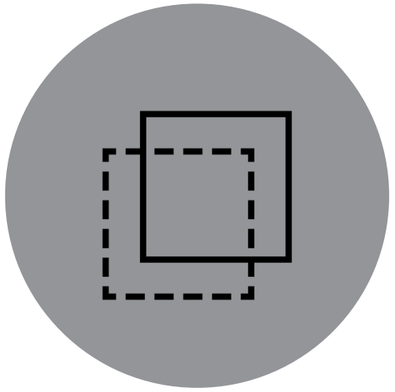
CONNECTED TO CITYSCAPE

BUILDING CLIMATE

ADDED VALUES



FUNCTIONAL FLEXIBILITY



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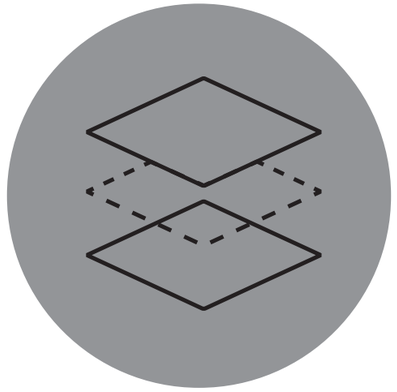
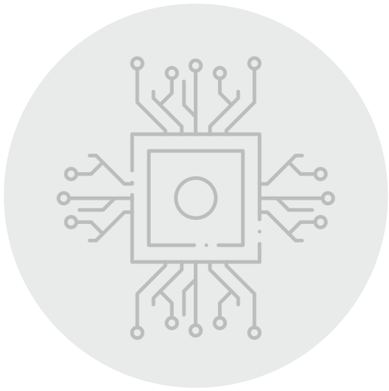


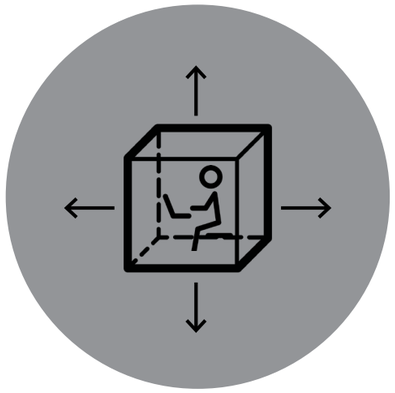
DOUBLE HEIGHT SPACES



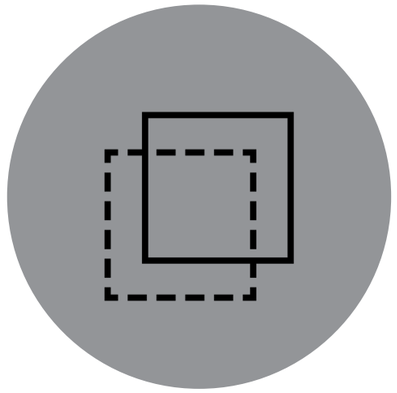
CONNECTED TO CITYSCAPE

BUILDING CLIMATE

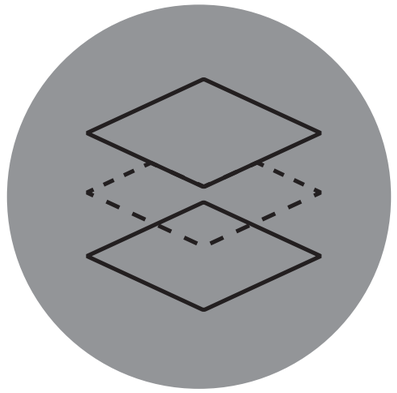
ADDED VALUES



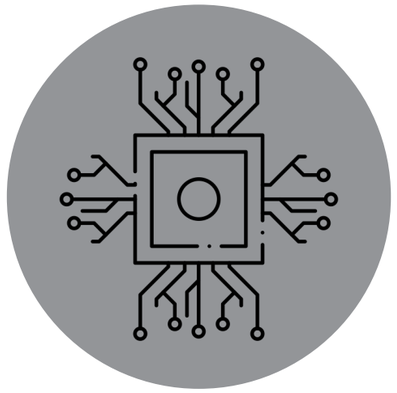
FUNCTIONAL FLEXIBILITY



TRANSPARANT FACADE



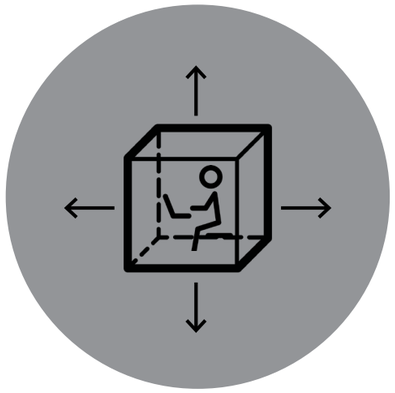
DOUBLE HEIGHT SPACES



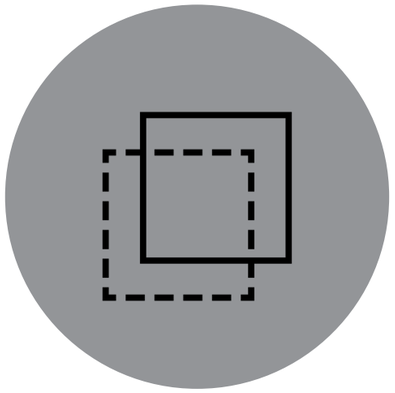
CONNECTED TO CITYSCAPE

BUILDING CLIMATE

ADDED VALUES



FUNCTIONAL FLEXIBILITY



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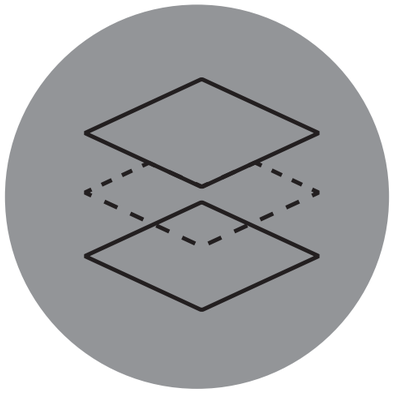
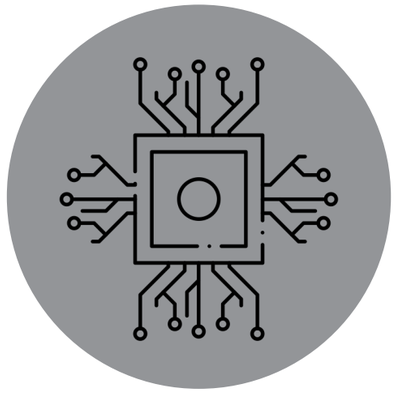


DOUBLE HEIGHT SPACES



CONNECTED TO CITYSCAPE

BUILDING CLIMATE

Design Implementation

LI-SCI CENTER

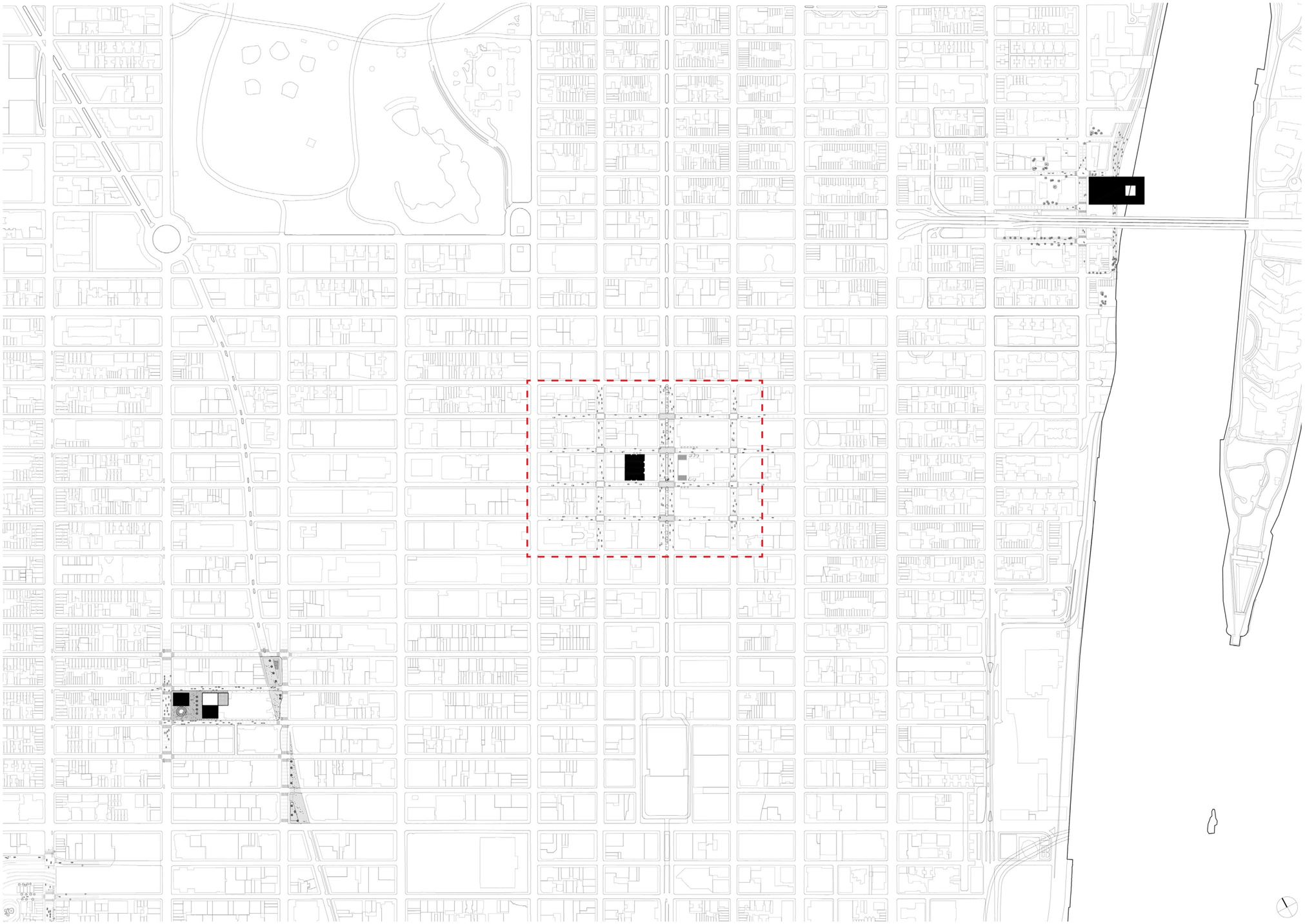
Site plan

LI-SCI CENTER

Site plan

LI-SCI CENTER

Site plan



LI-SCI CENTER

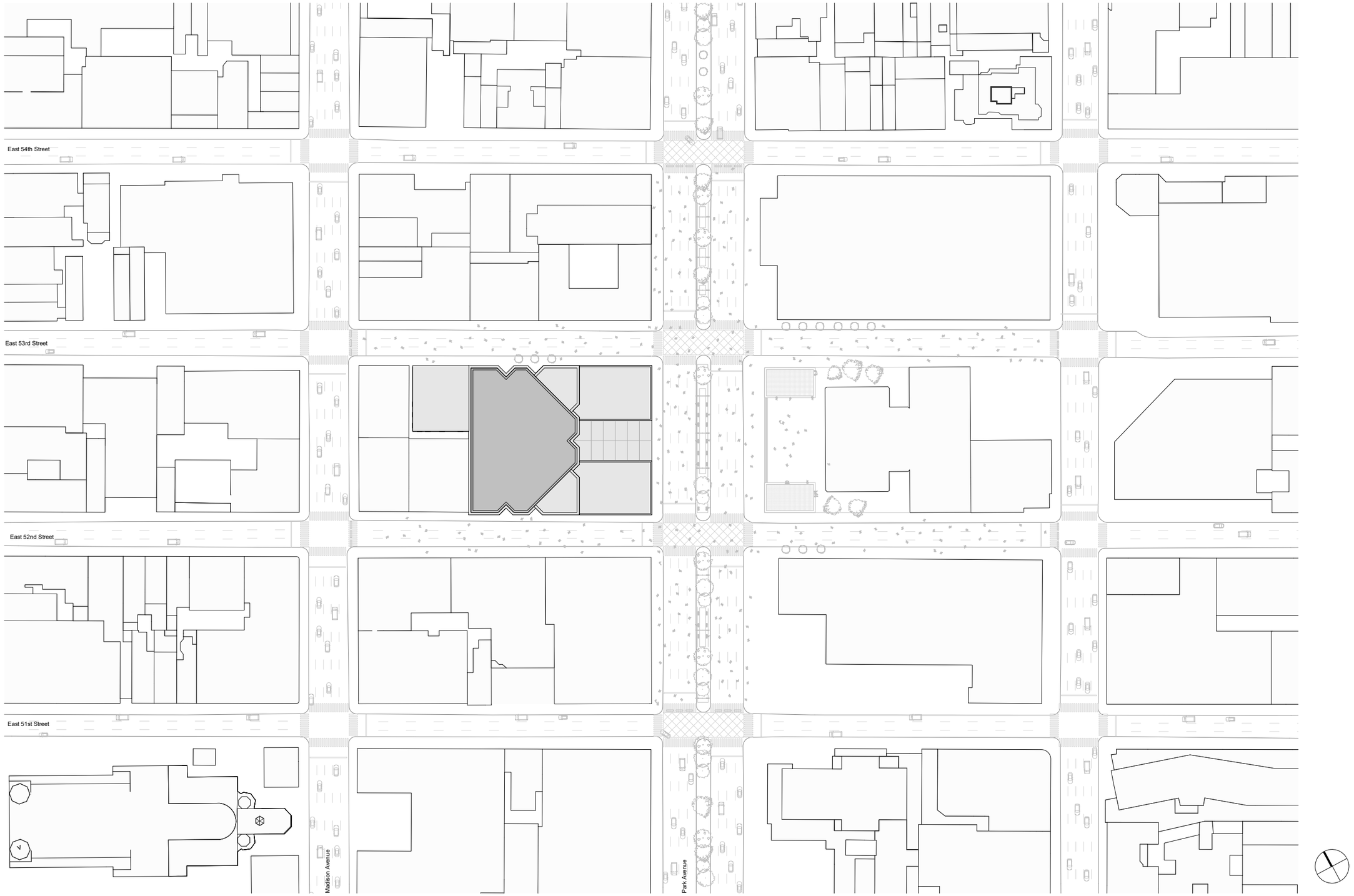
Site plan

LI-SCI CENTER

Site plan

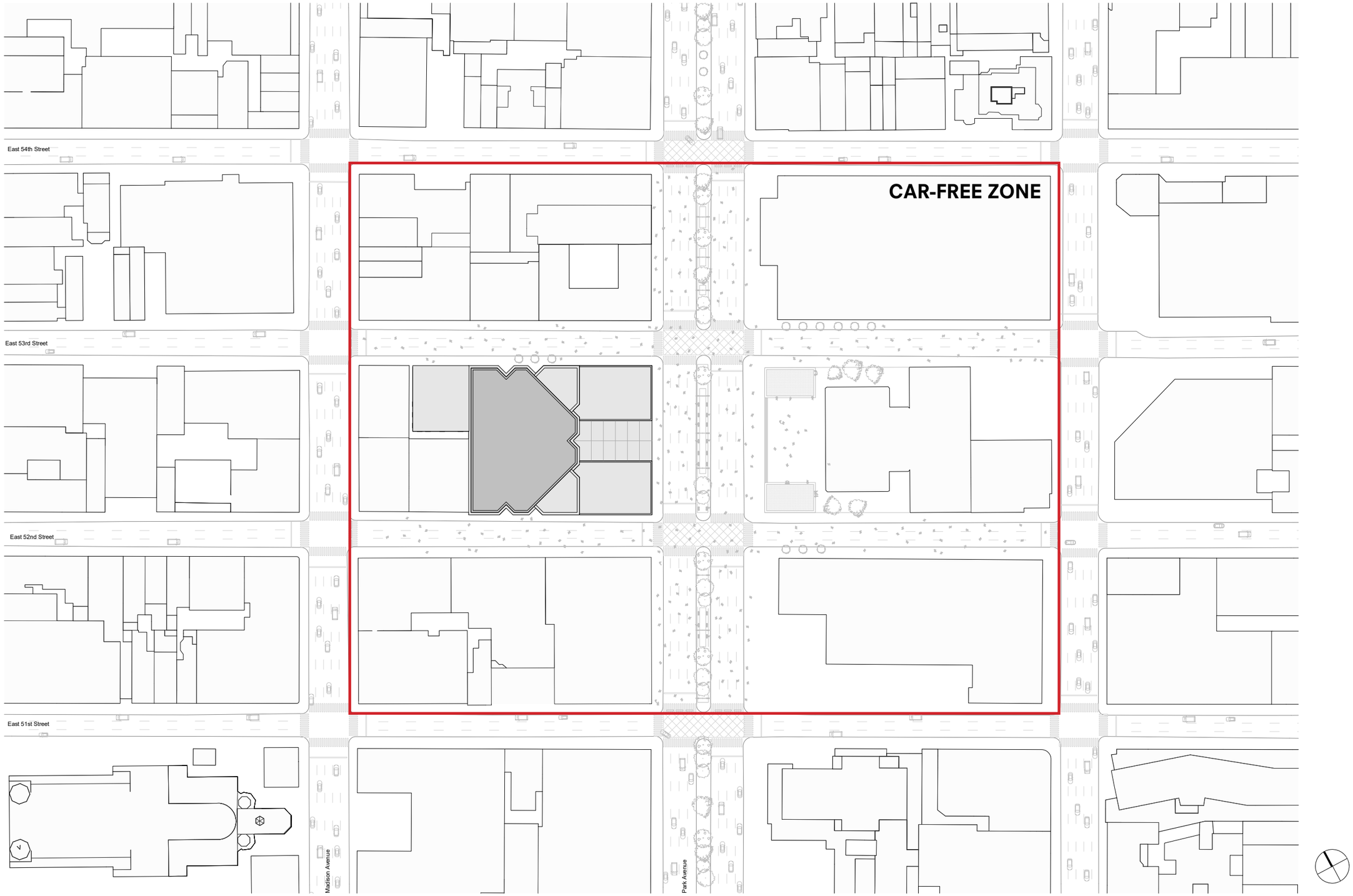
LI-SCI CENTER

Roof plan



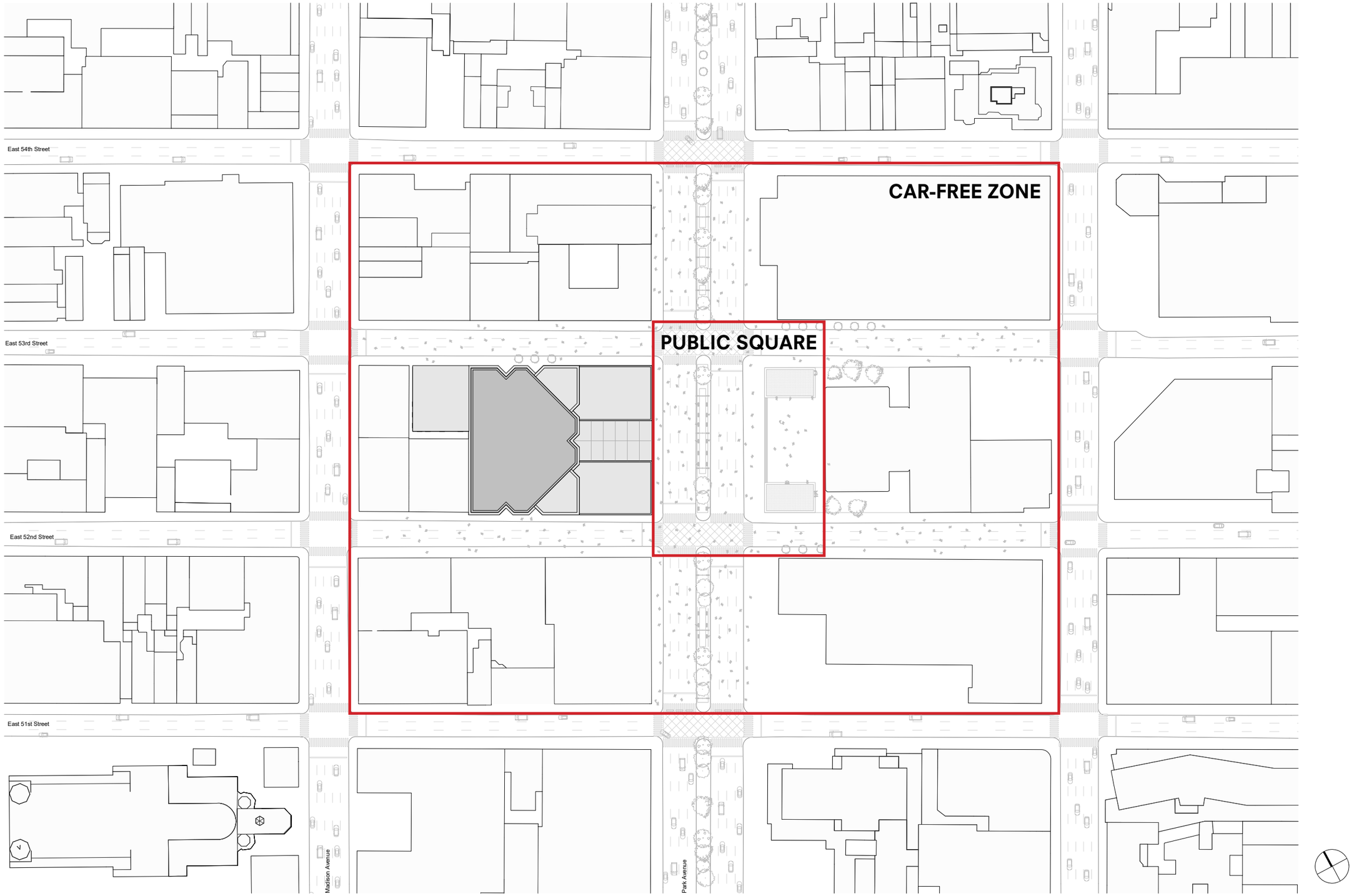
LI-SCI CENTER

ROOF PLAN



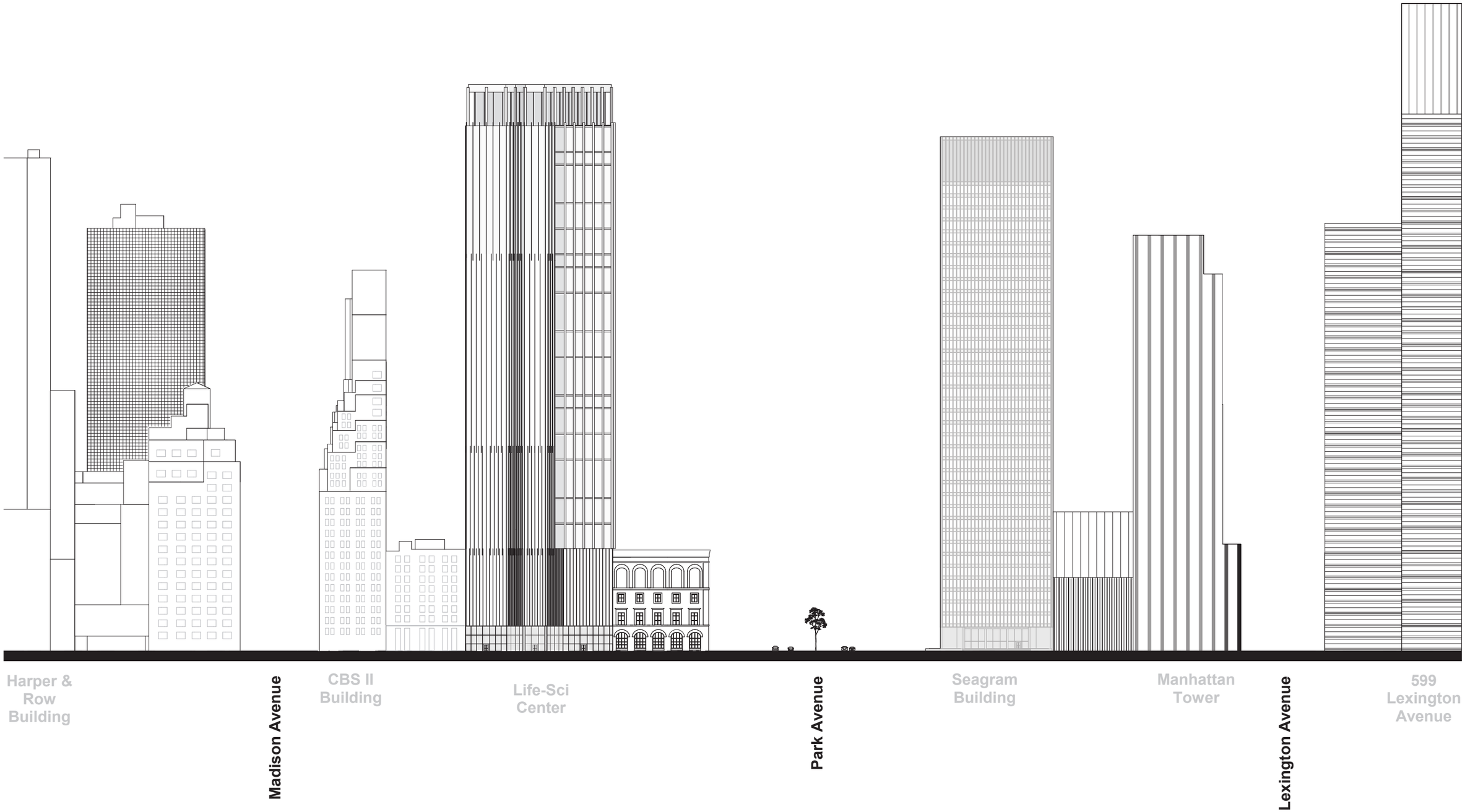
LI-SCI CENTER

ROOF PLAN



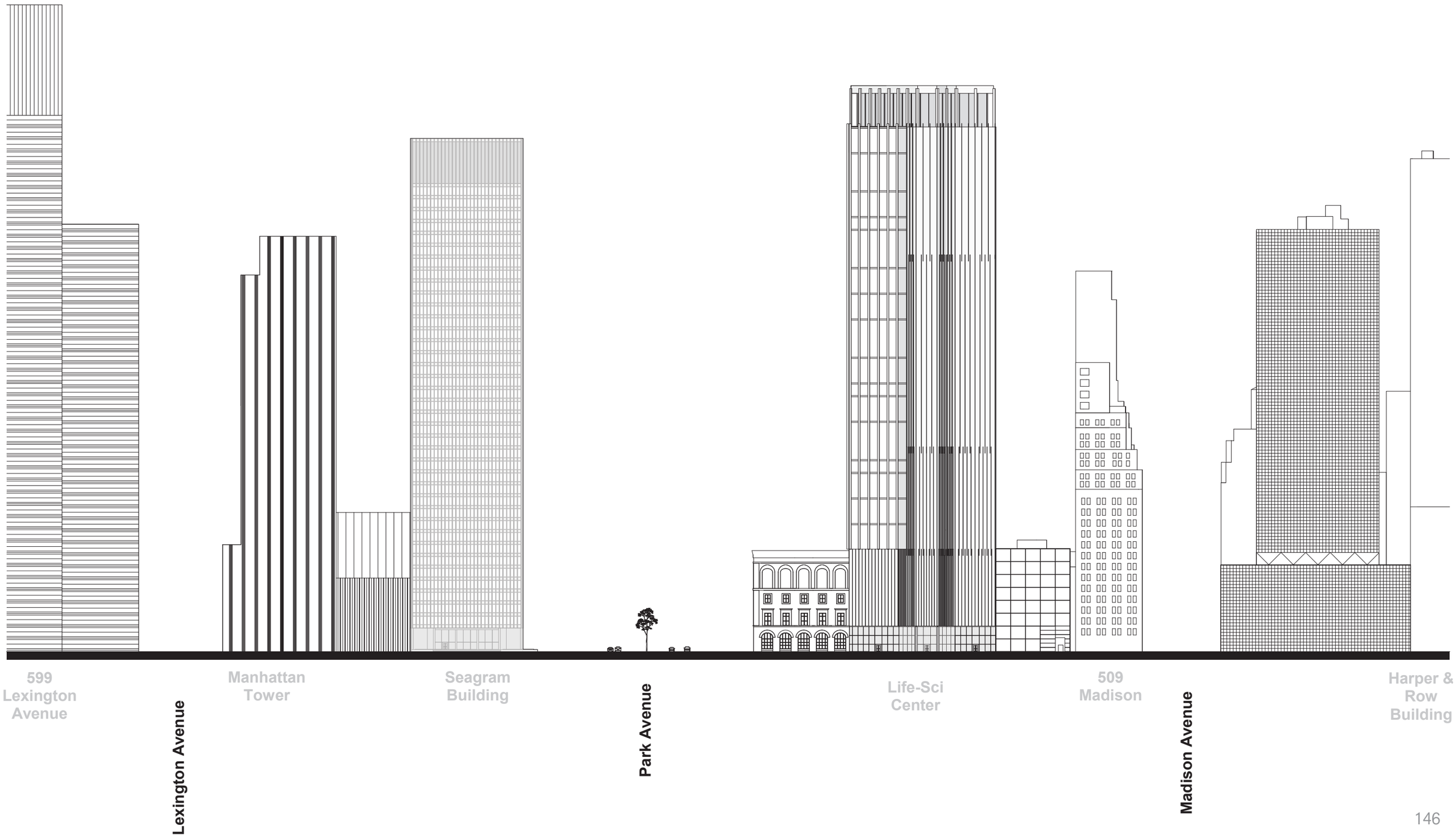
LI-SCI CENTER

Elevation // South



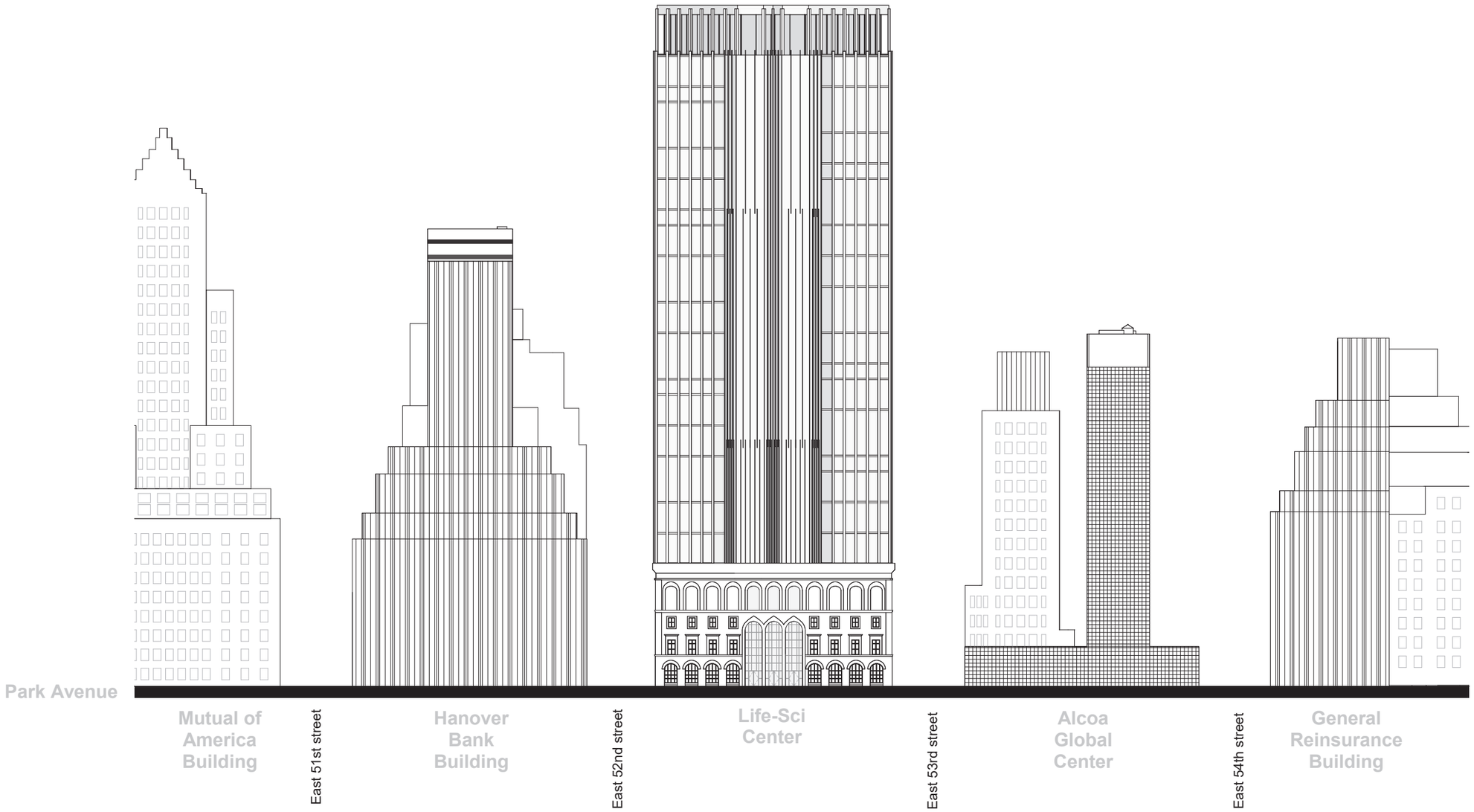
LI-SCI CENTER

Elevation // North



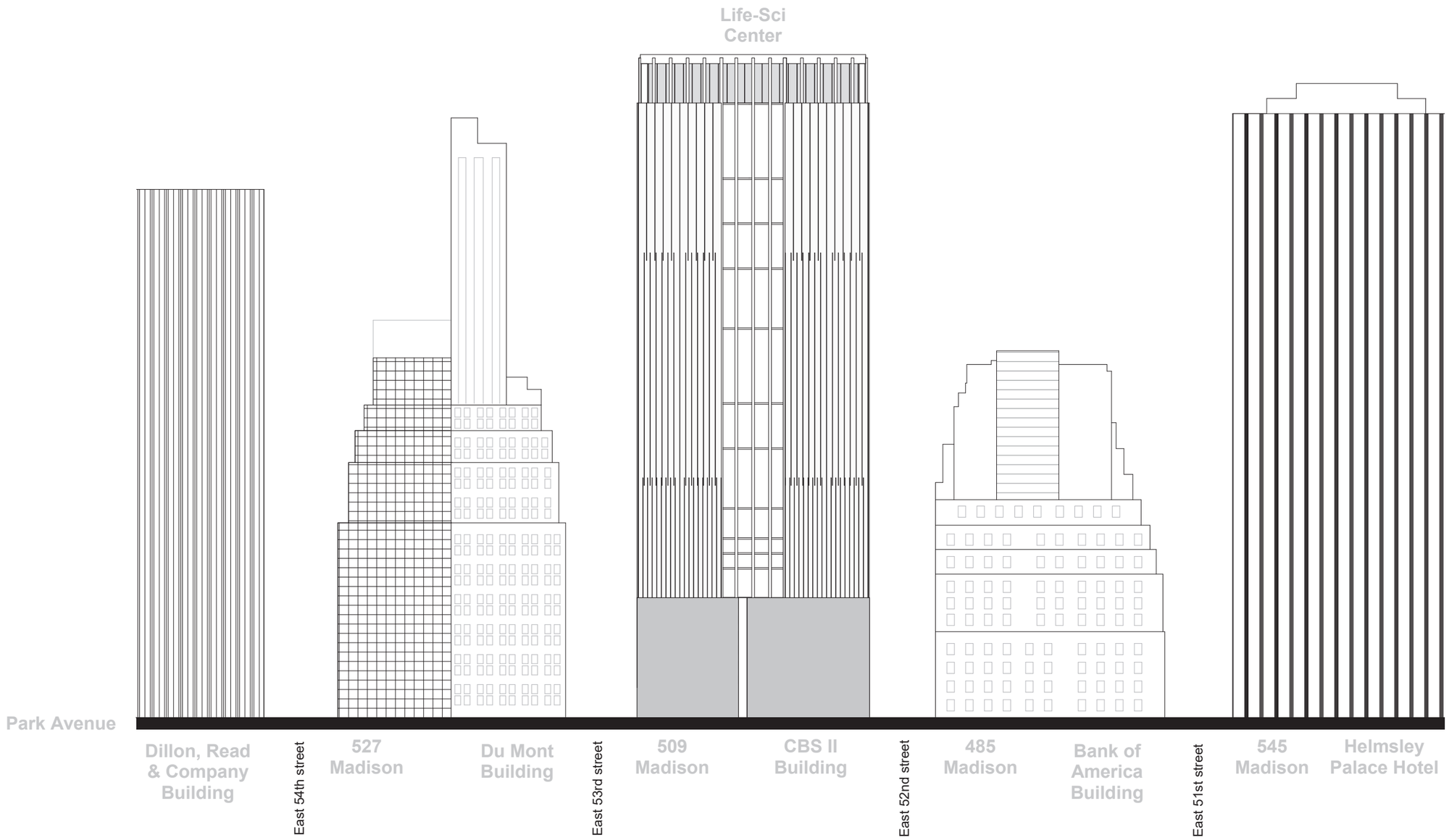
LI-SCI CENTER

Elevation // East



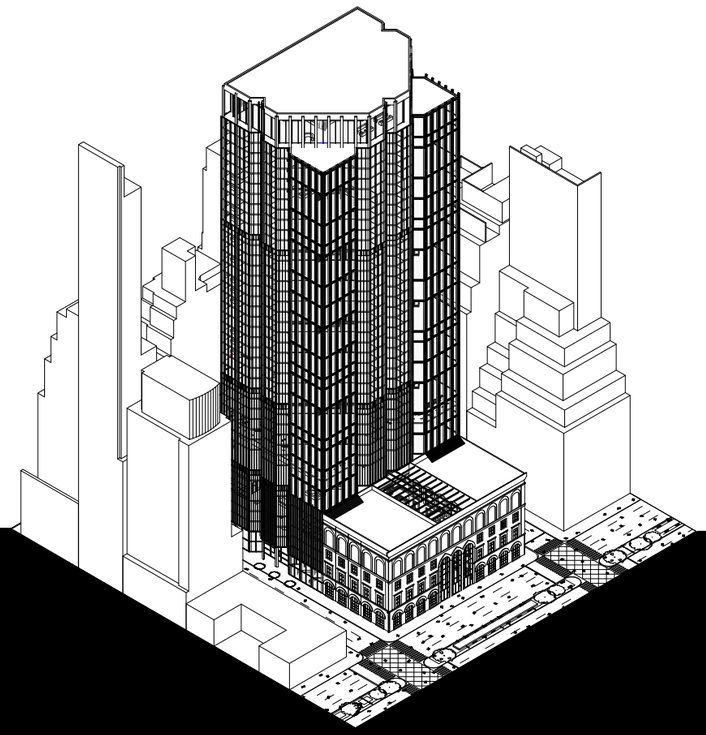
LI-SCI CENTER

Elevation // West



LI-SCI CENTER

Axo



LI-SCI CENTER

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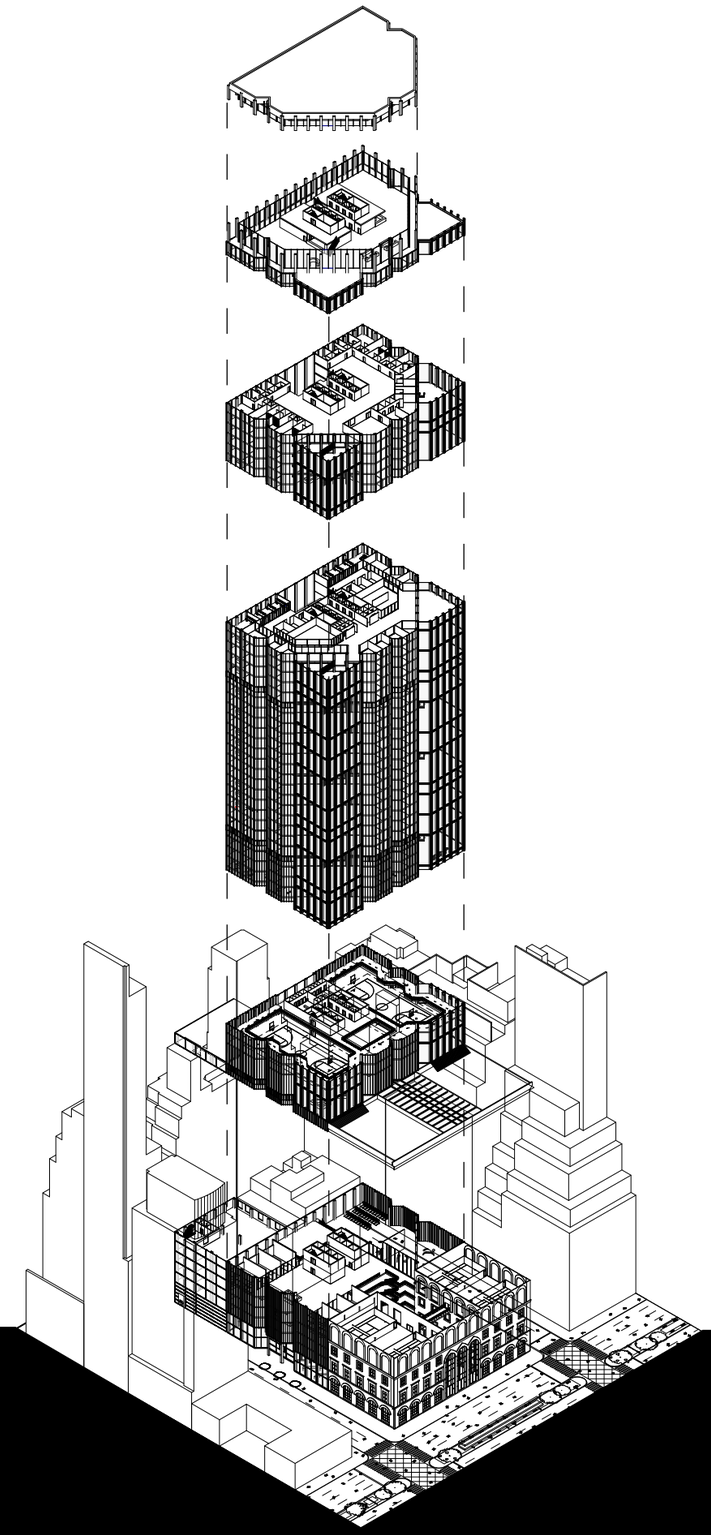


STAY

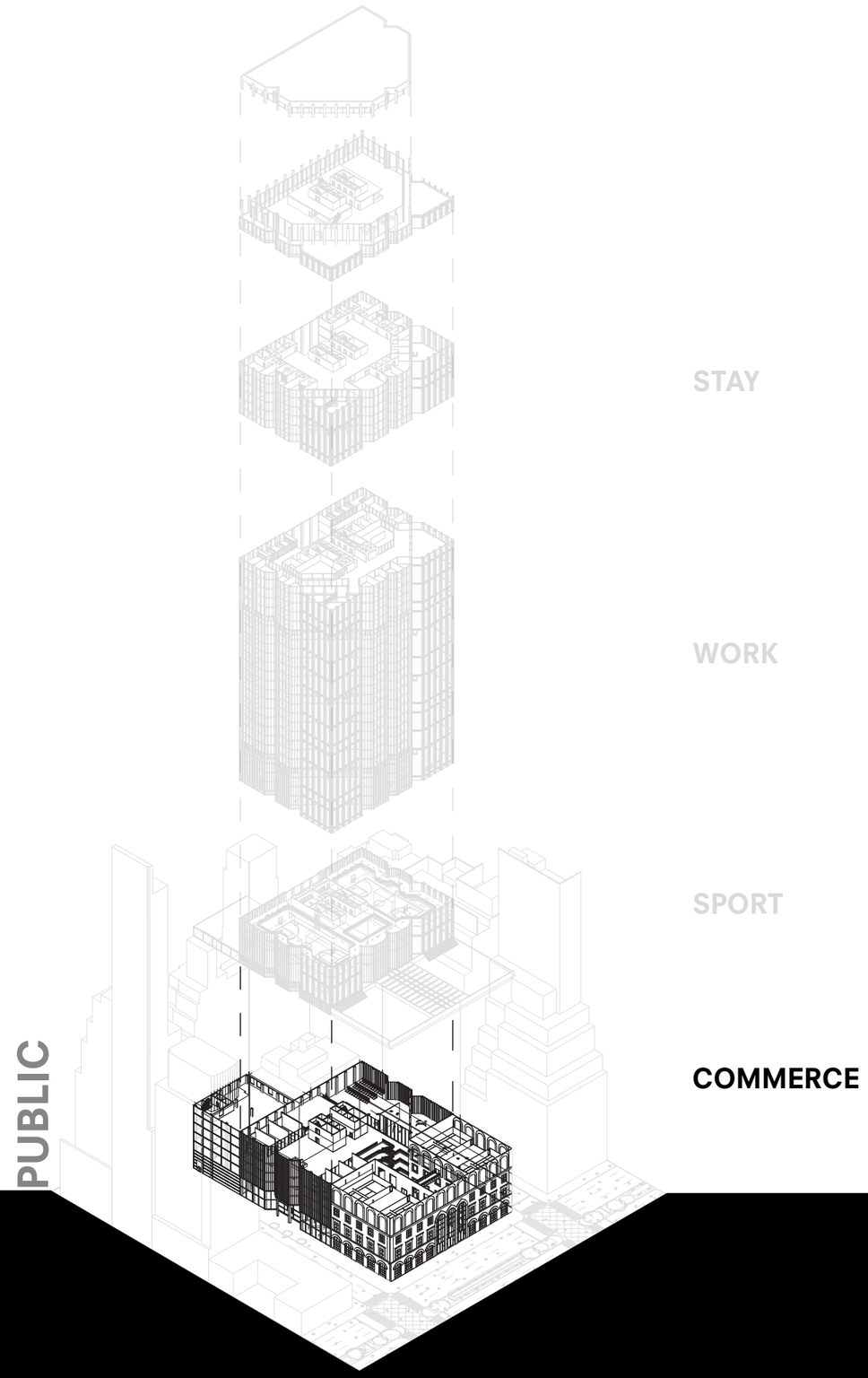
WORK

SPORT

COMMERCE

LI-SCI CENTER

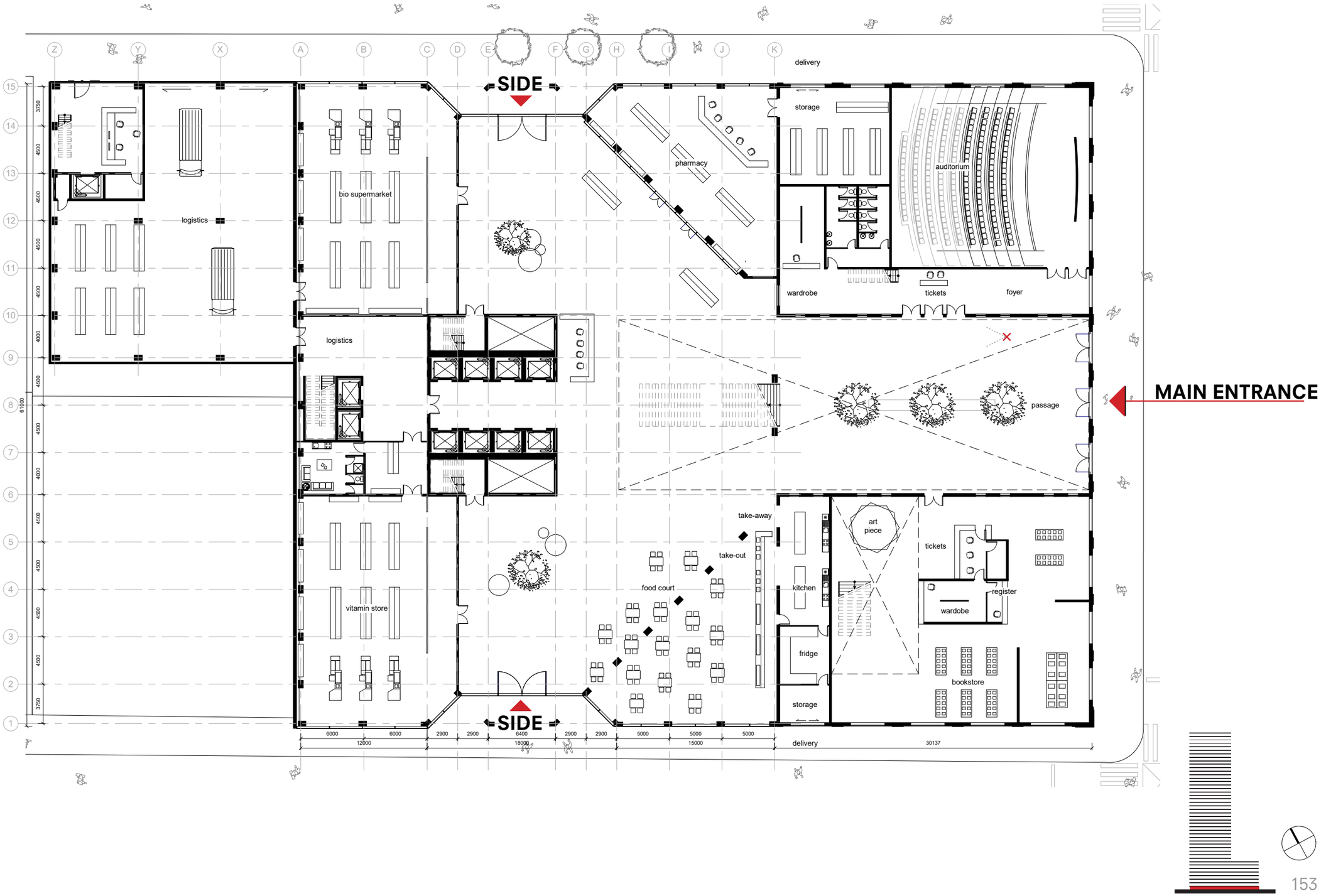
Axo




TAXI

LI-SCI CENTER

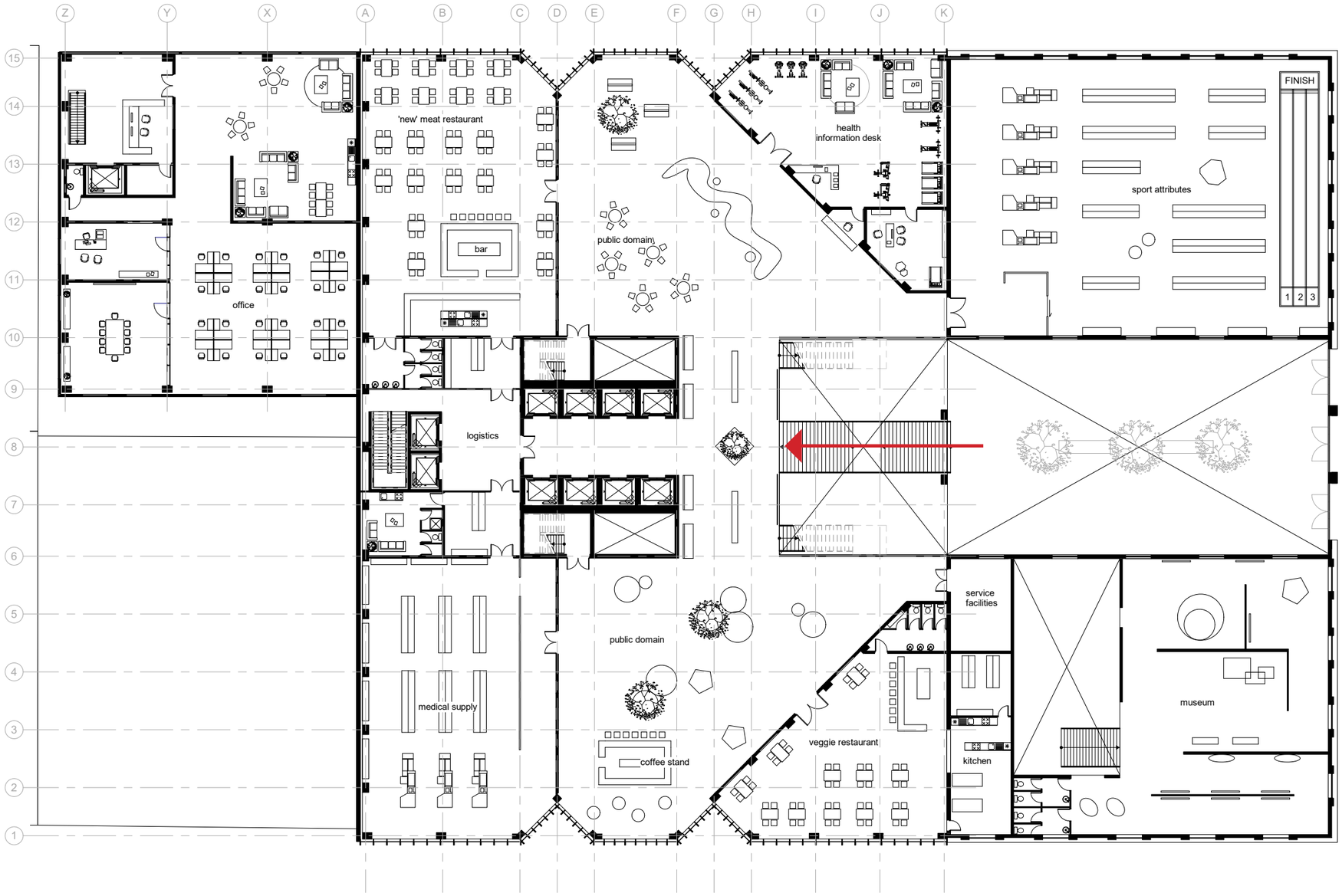
Groundfloor

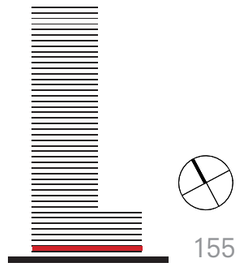



14:36

LI-SCI CENTER

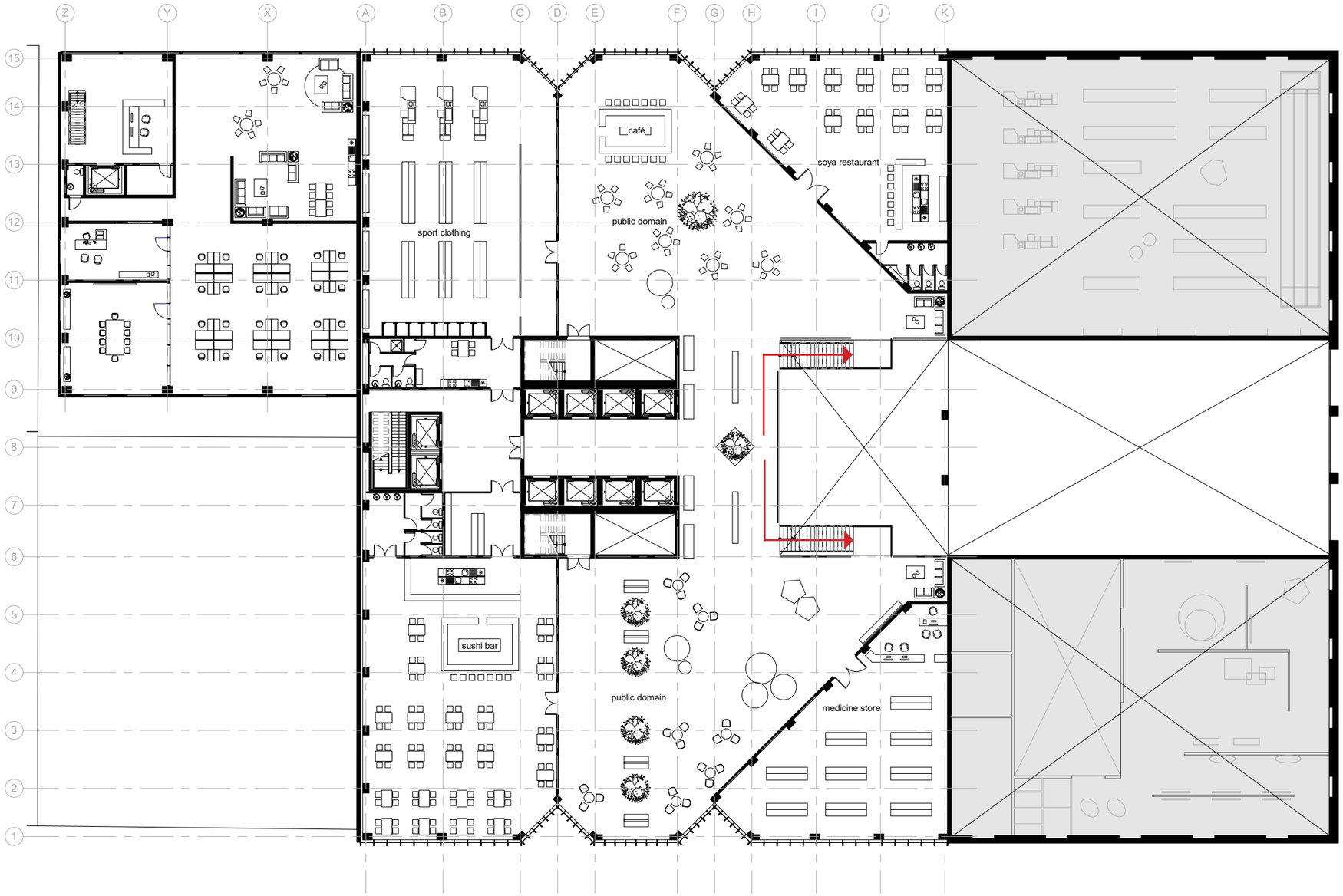
Commerce - 2nd Floor





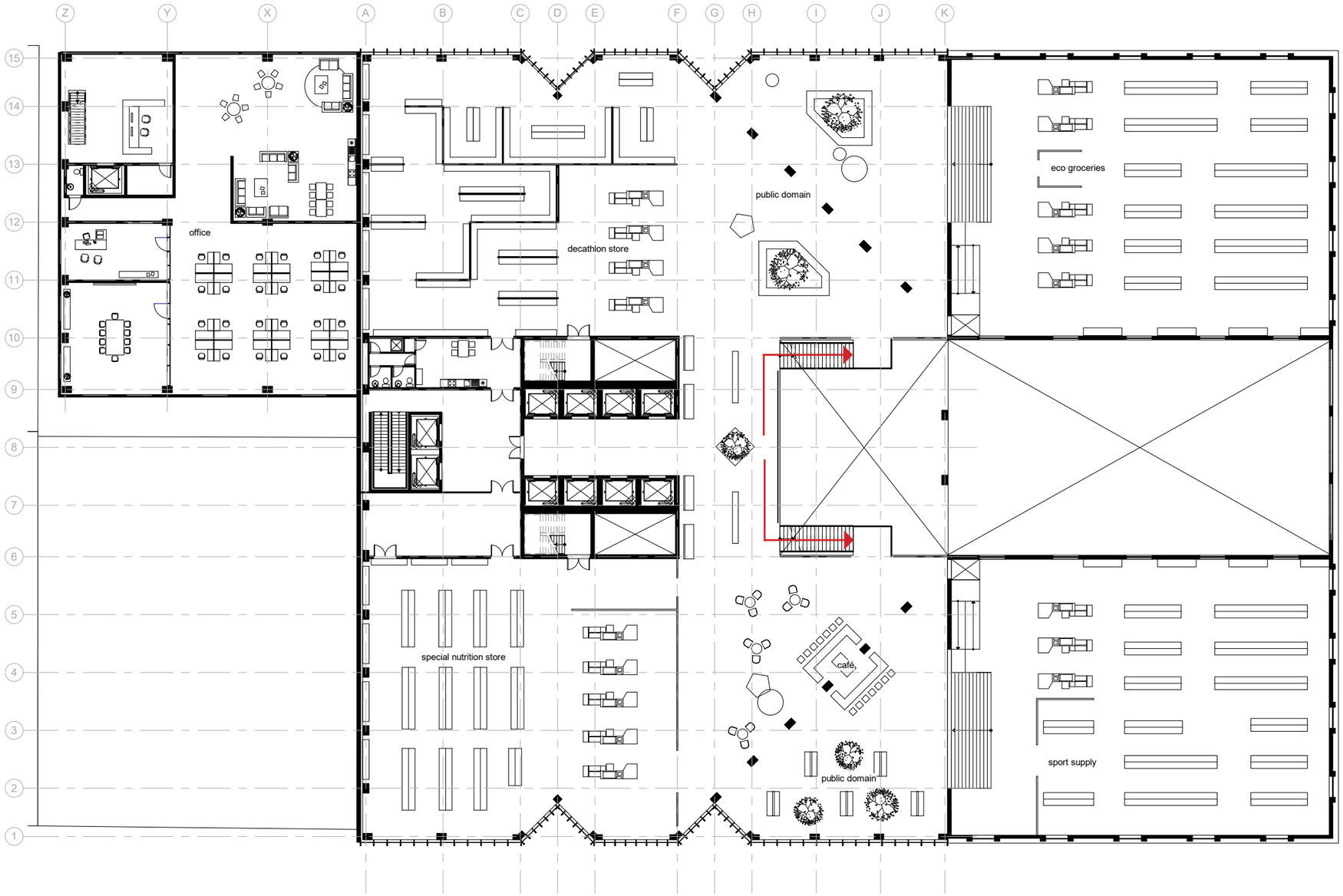
LI-SCI CENTER

Commerce - 3rd Floor



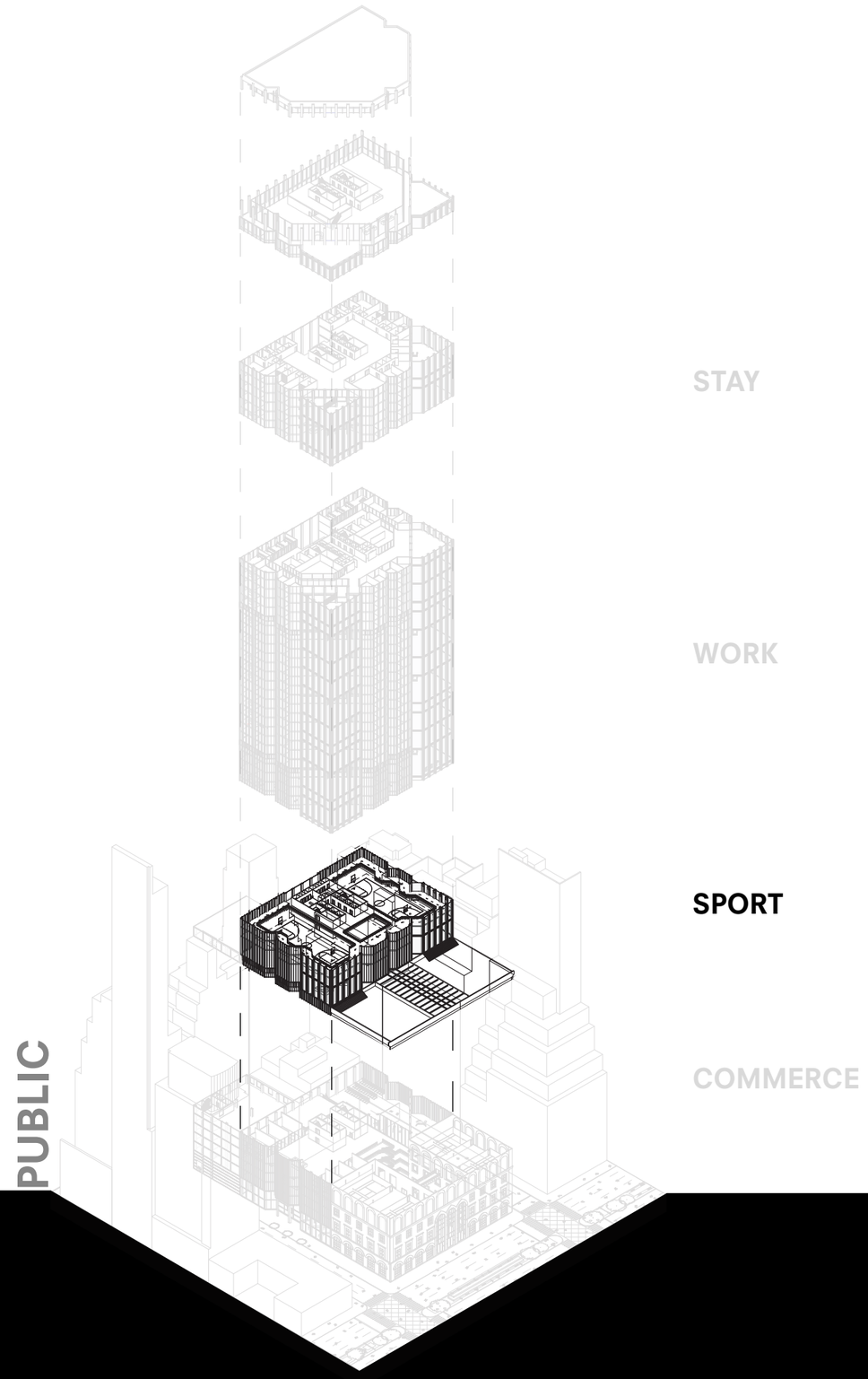
LI-SCI CENTER

Commerce - 4th Floor



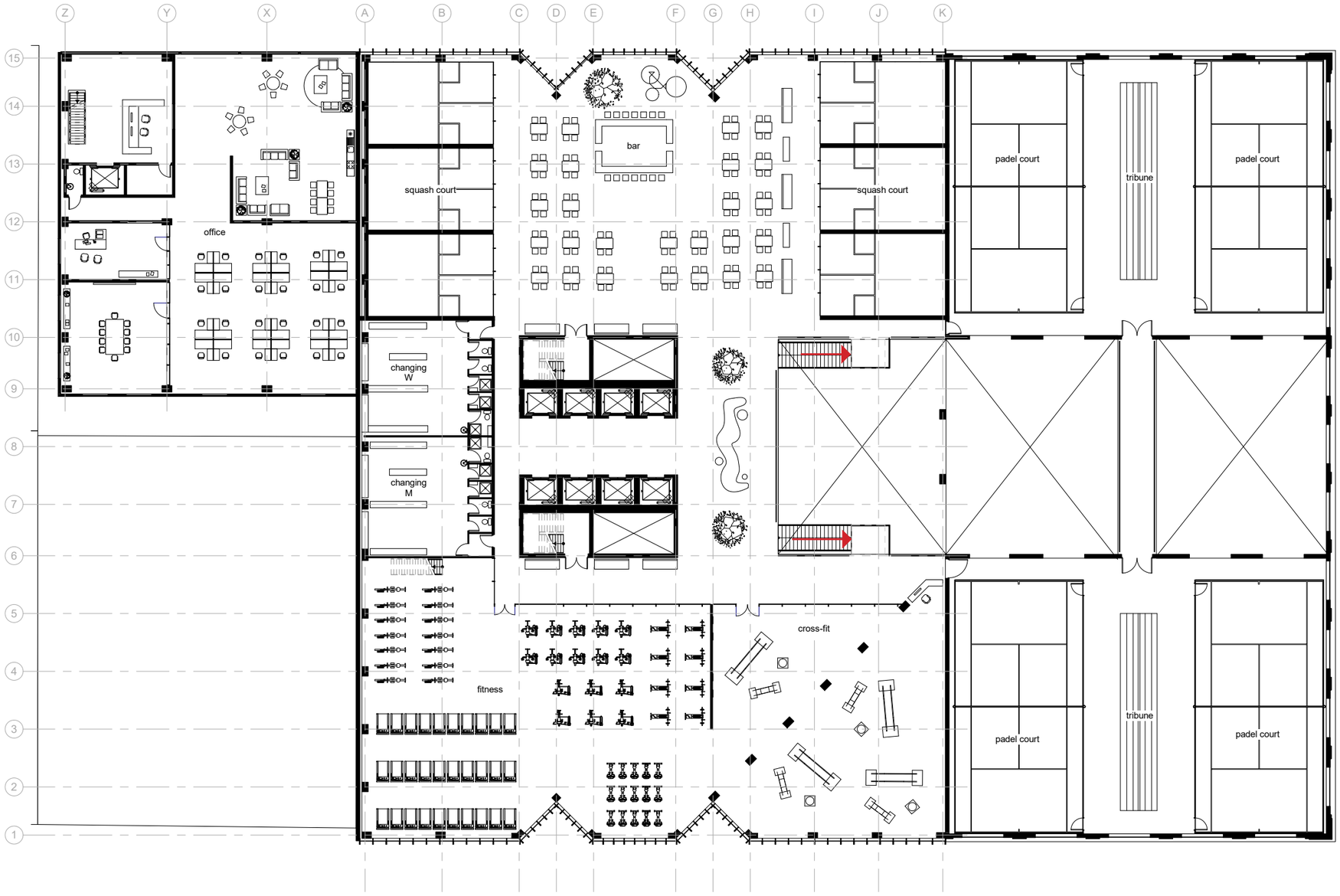
LI-SCI CENTER

Axo



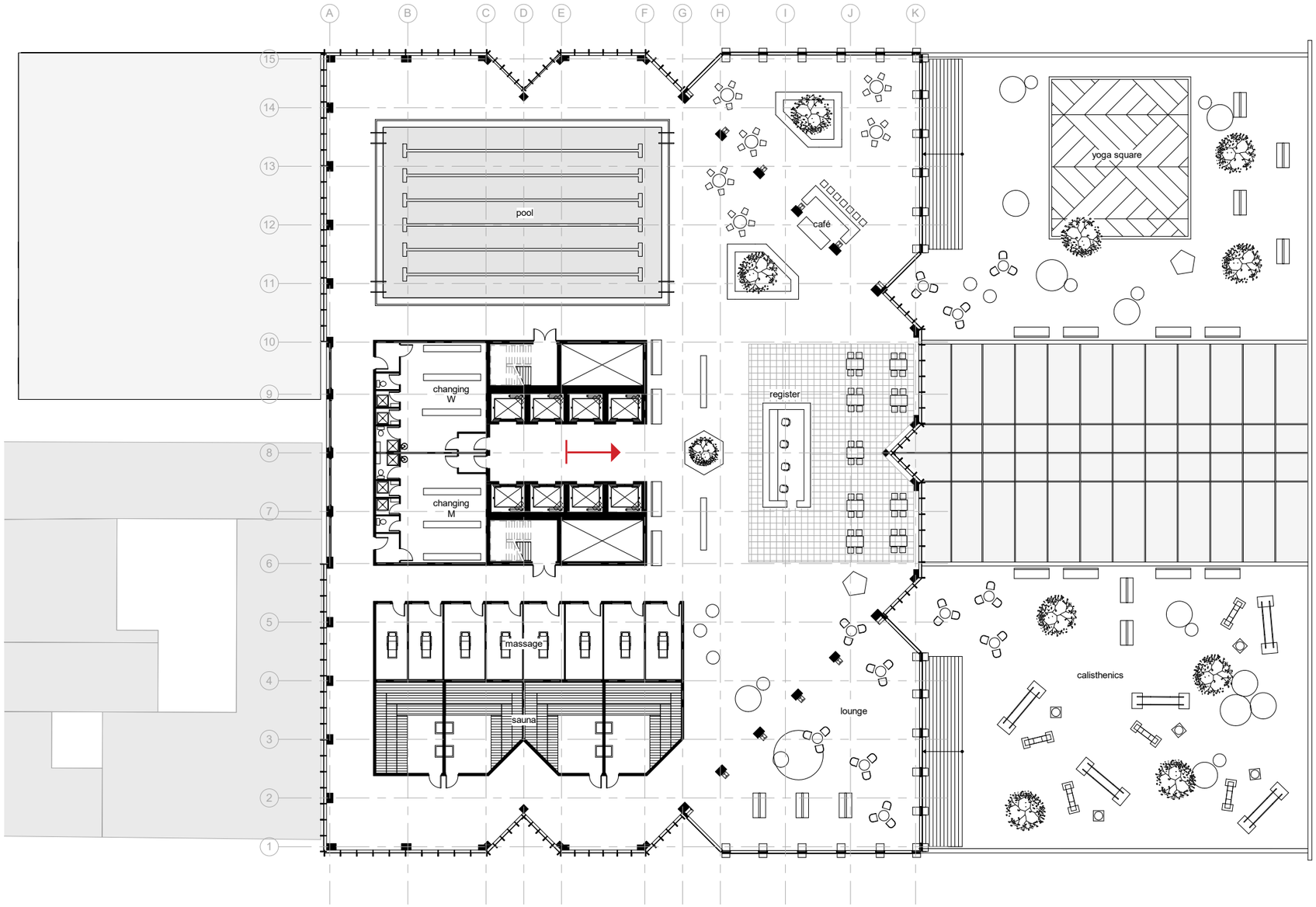
LI-SCI CENTER

Sports - 5th Floor



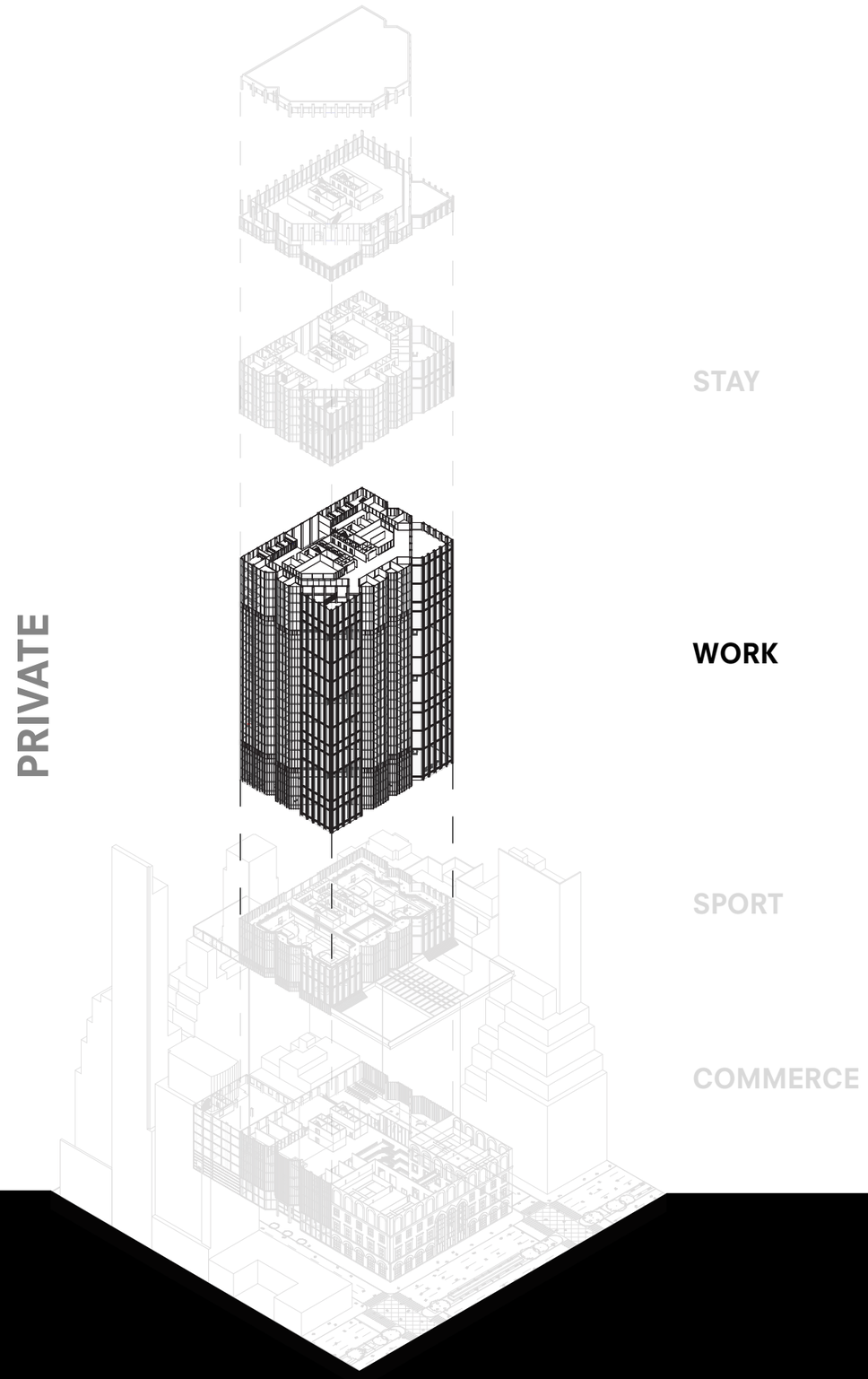
LI-SCI CENTER

SPA - 8TH FLOOR



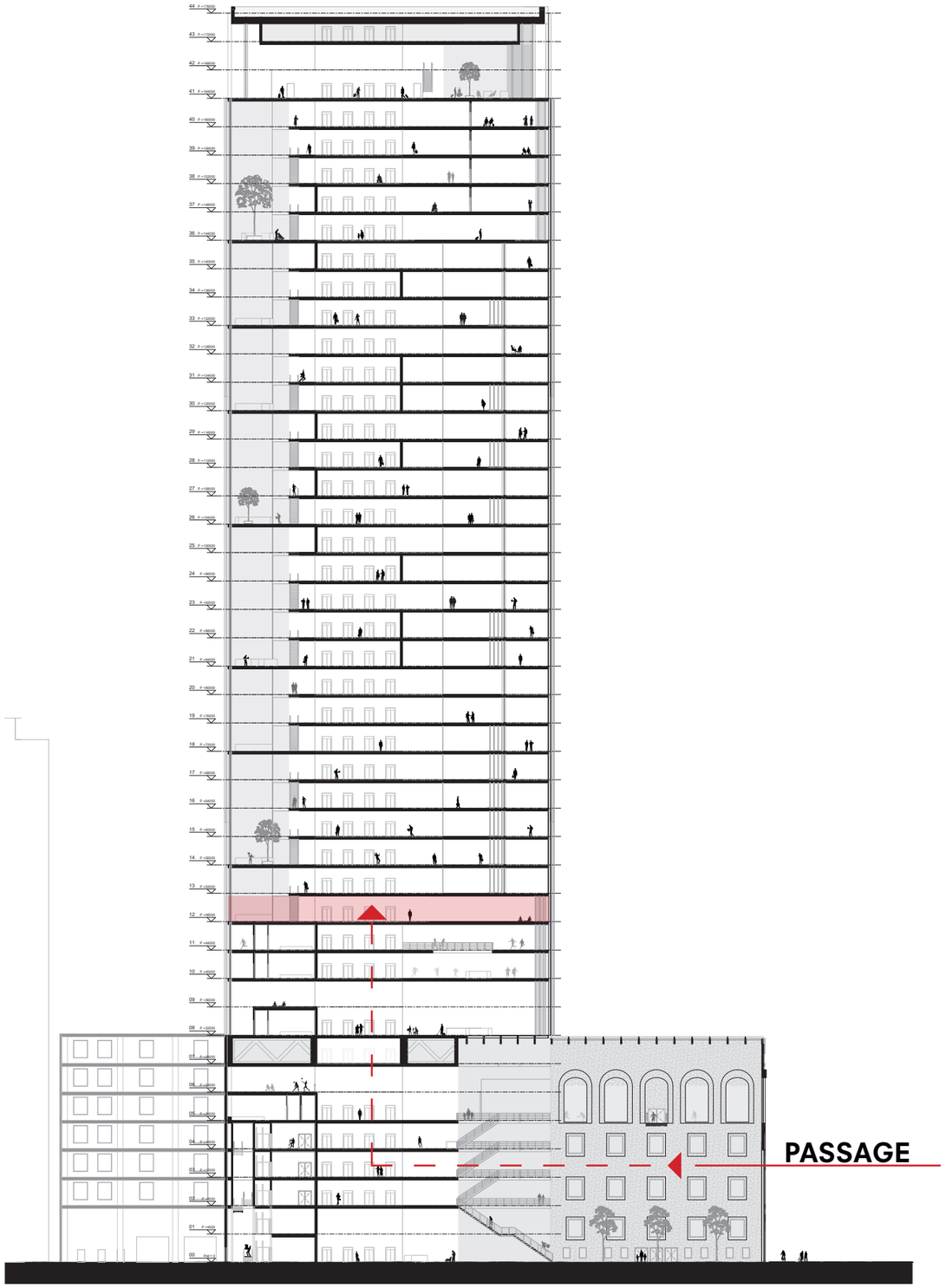
LI-SCI CENTER

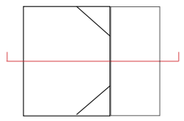
Axo



LI-SCI CENTER

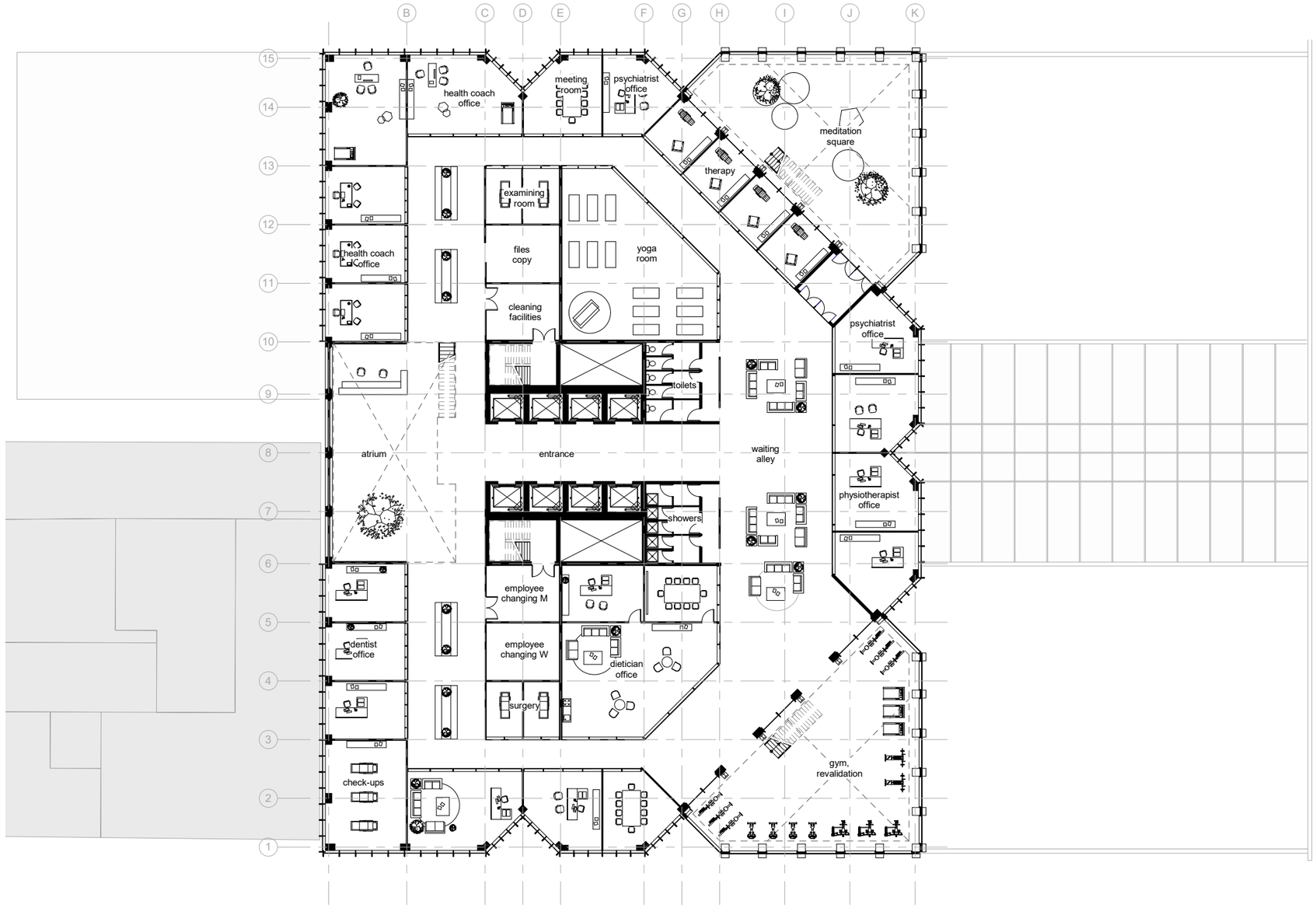
Section - A - A'





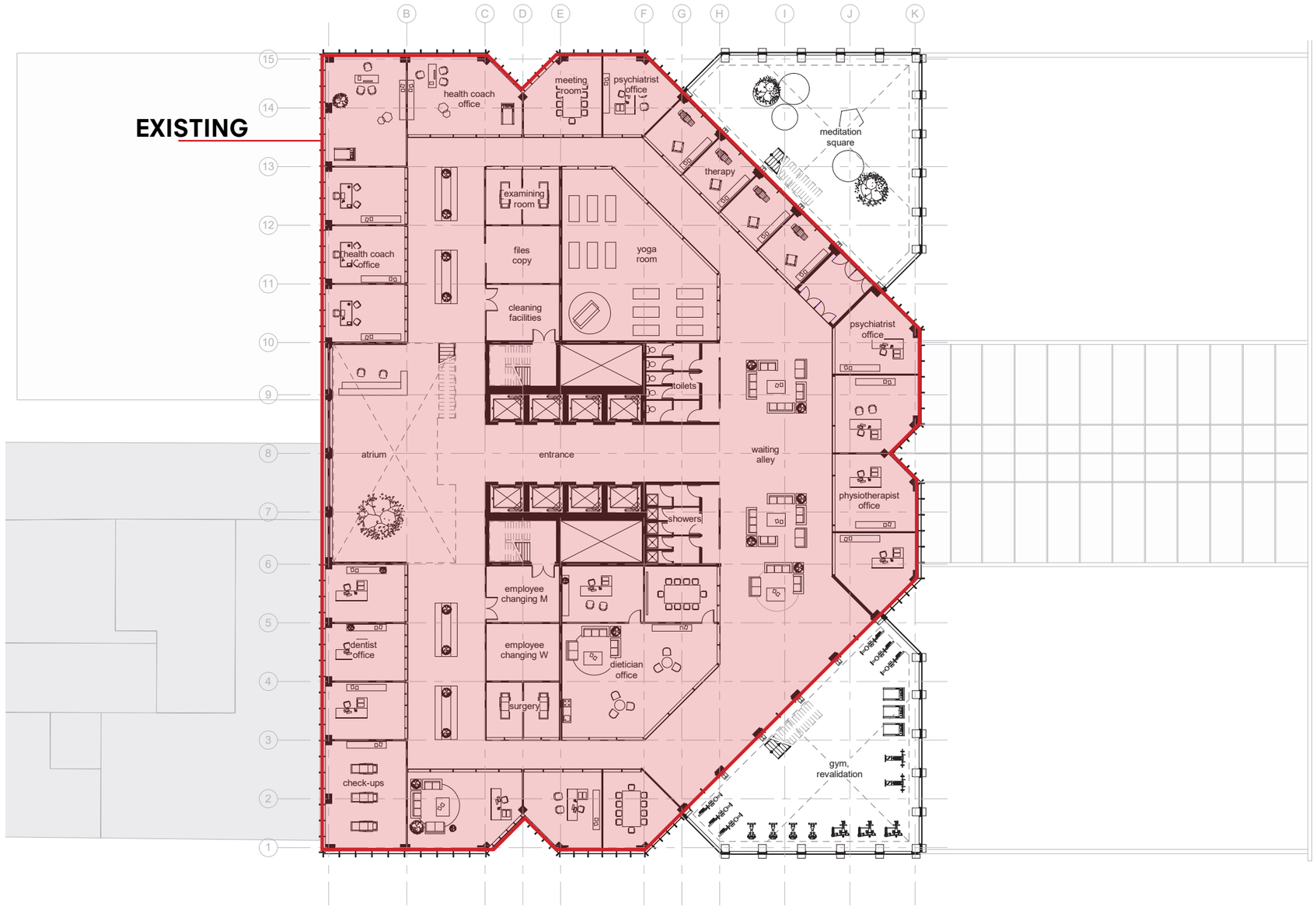
LI-SCI CENTER

Practices - 15th Floor



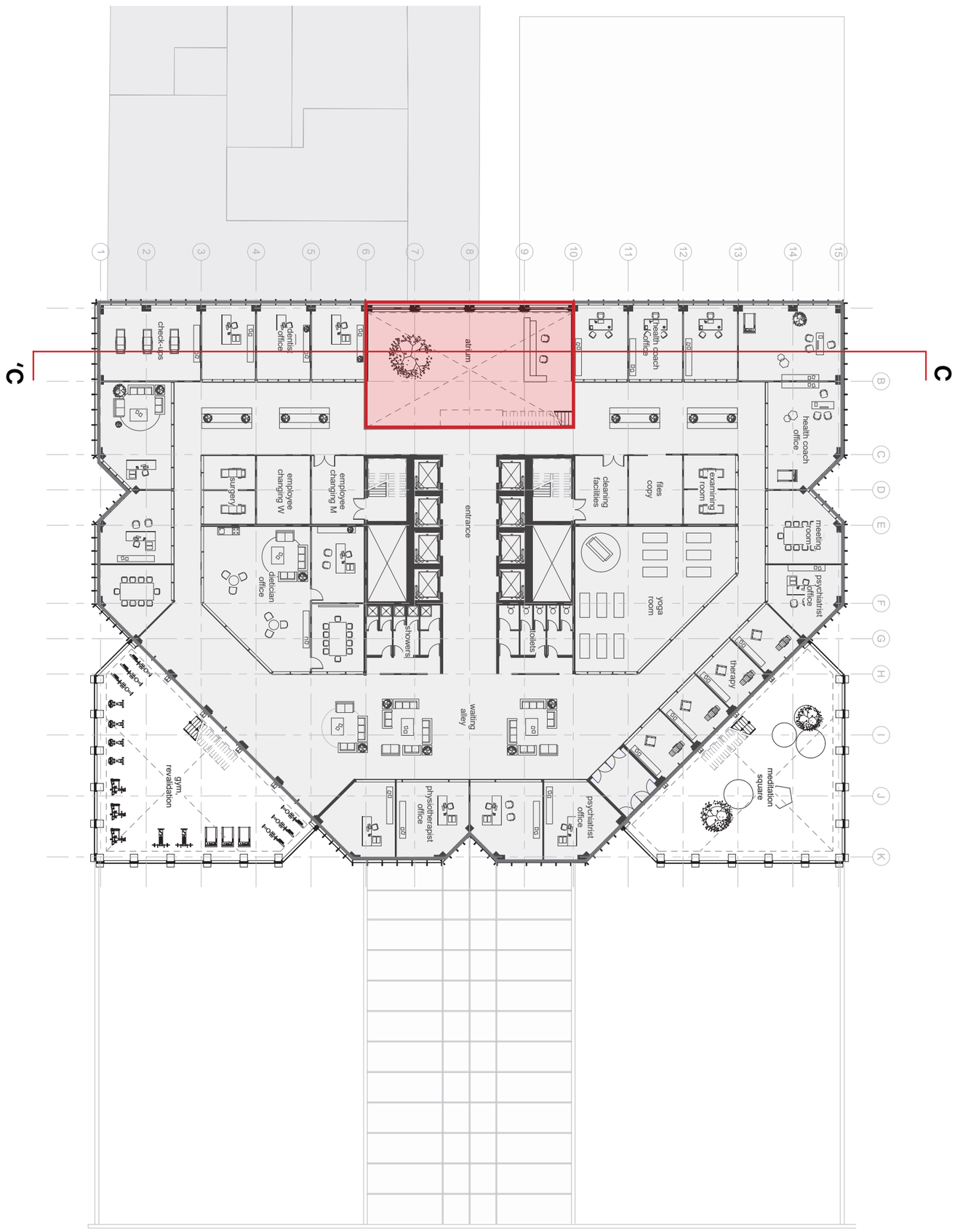
LI-SCI CENTER

Practices - 15th Floor



LI-SCI CENTER

Practices - 15th Floor


C
C'
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11
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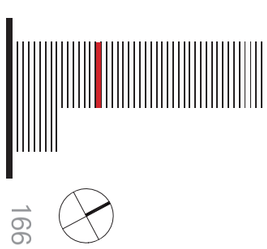
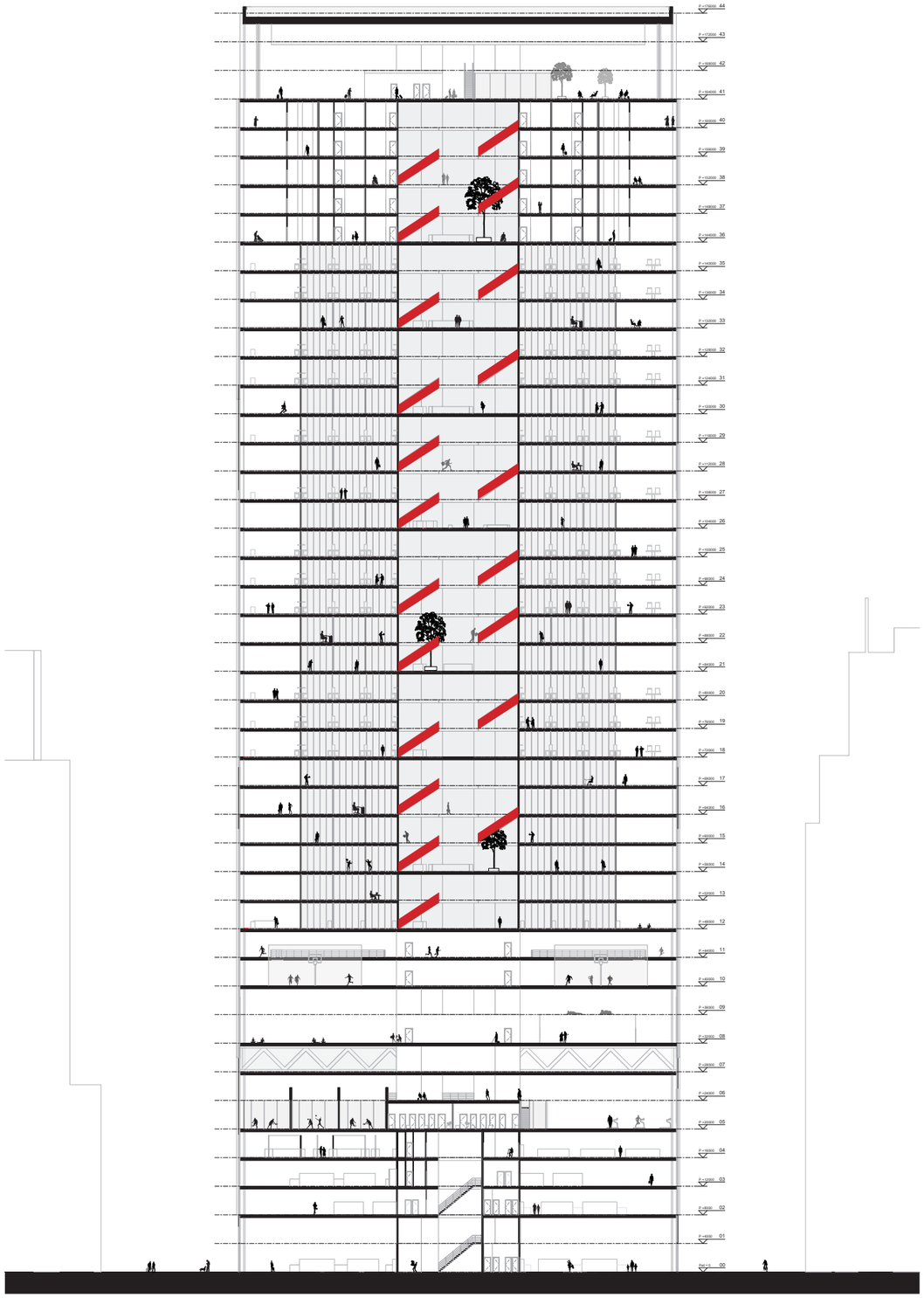
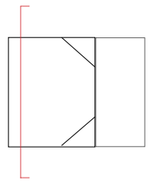
13
14
15
B
C
D
E
F
G
H
I
J
K
check-ups
dentist office
atrium
health coach office
health coach office
meeting room
psychiatrist office
health coach office
cleaning facilities
files copy
examining room
yoga room
employee changing W
employee changing M
surgery
dietician office
entrance
showers
toilets
therapy
meditation square
waiting alley
gym, revalidation
physiotherapist office
psychiatrist office



LI-SCI CENTER

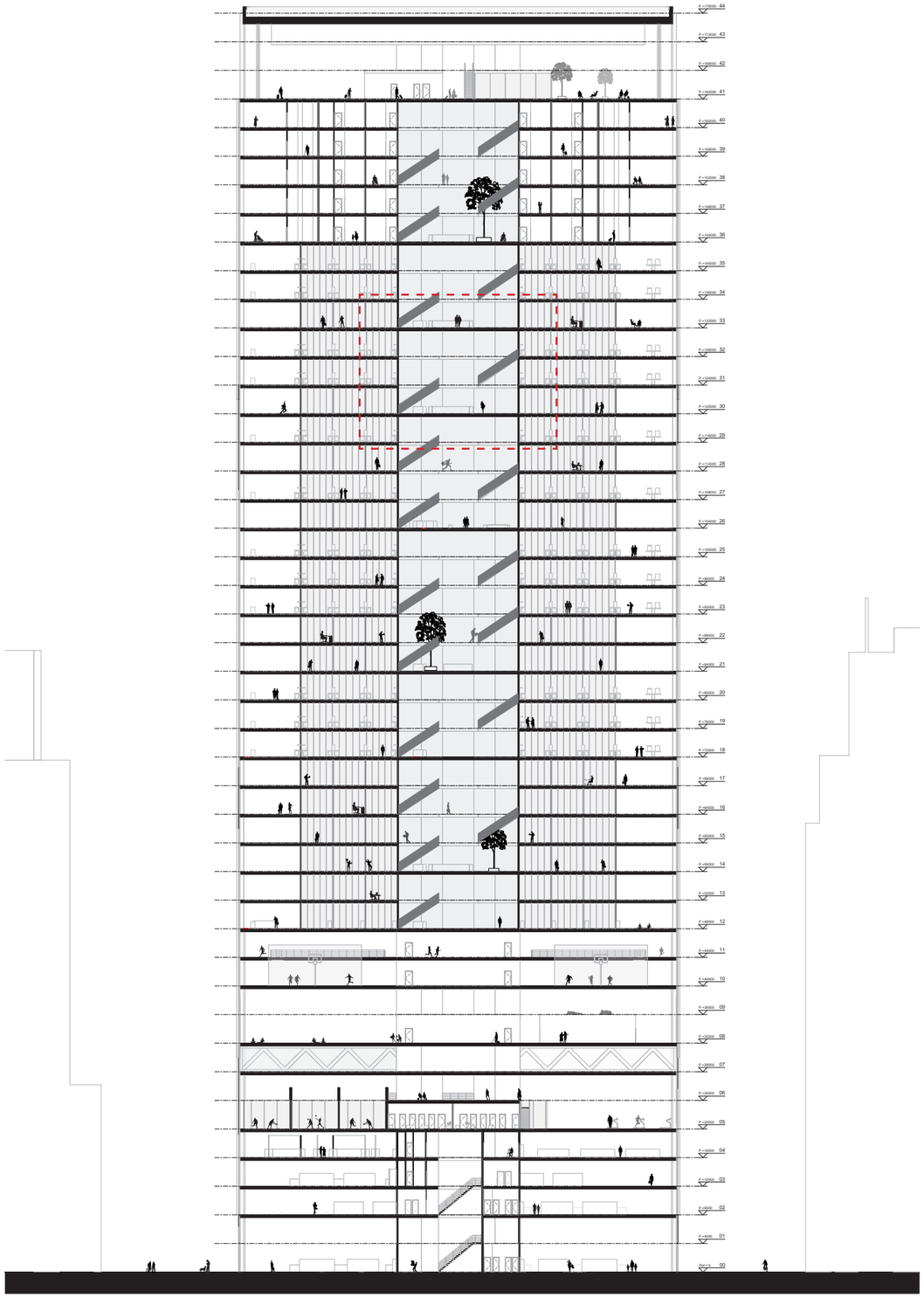
Section - C - C′

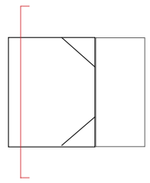




LI-SCI CENTER

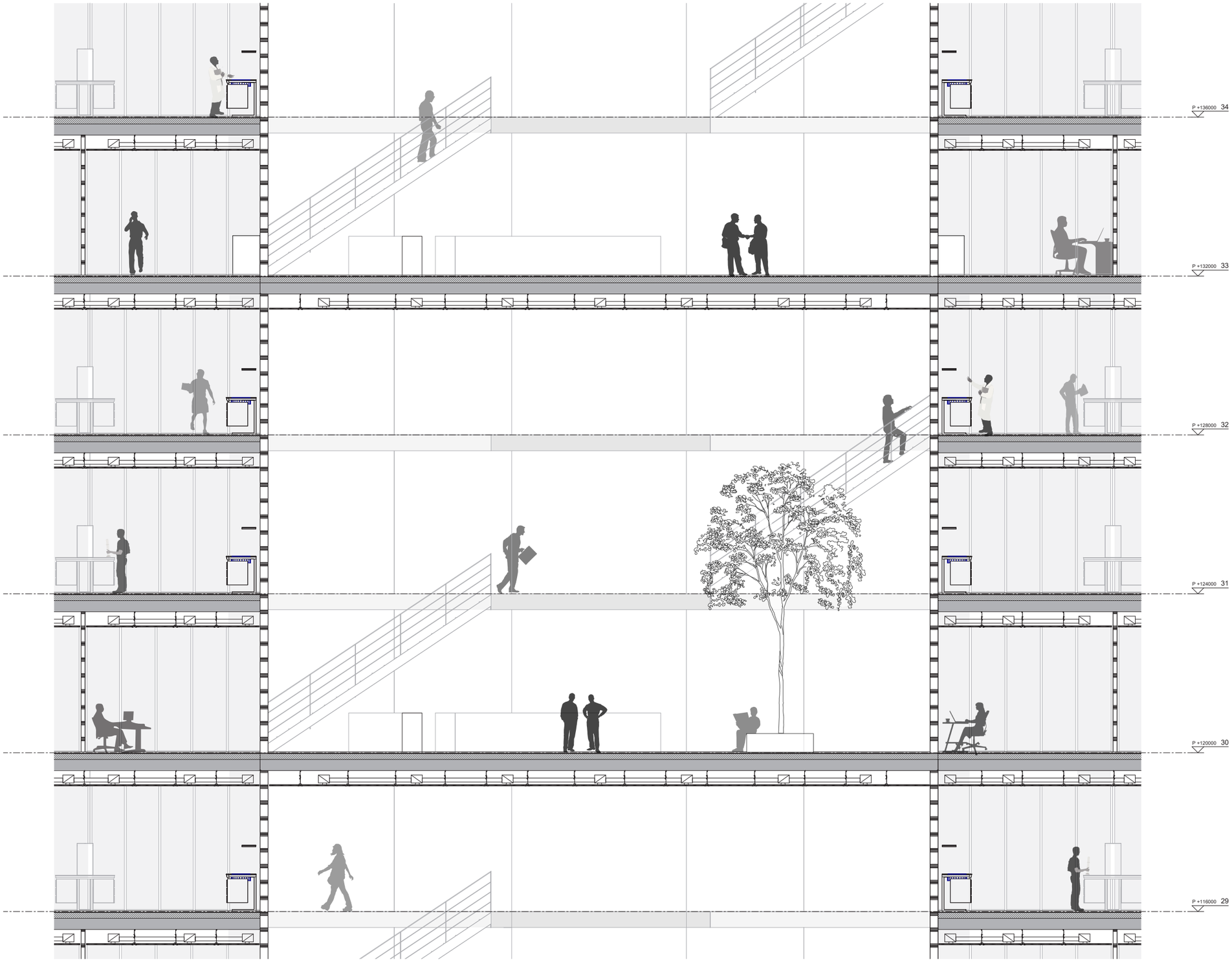
Section - C - C′

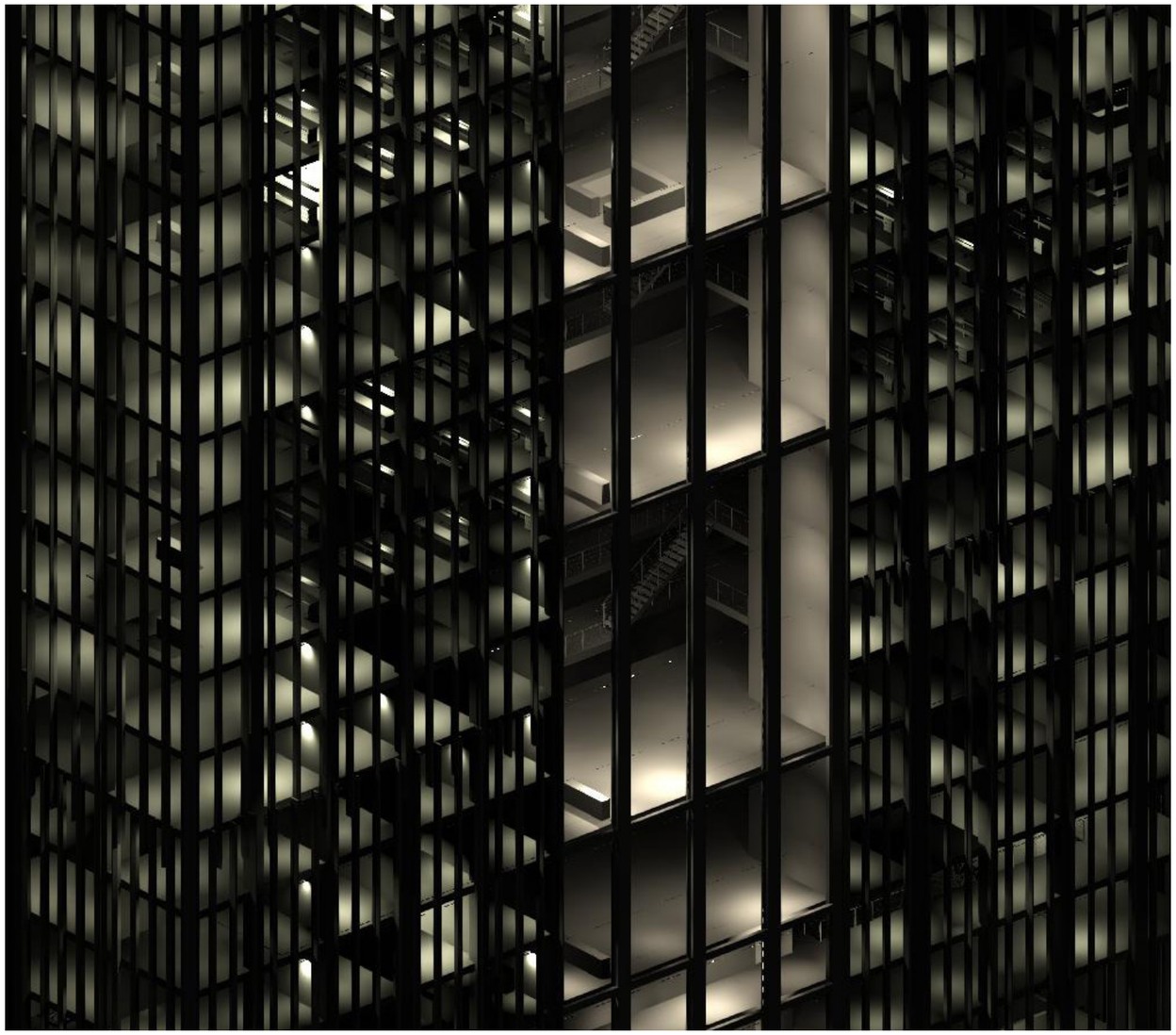




LI-SCI CENTER

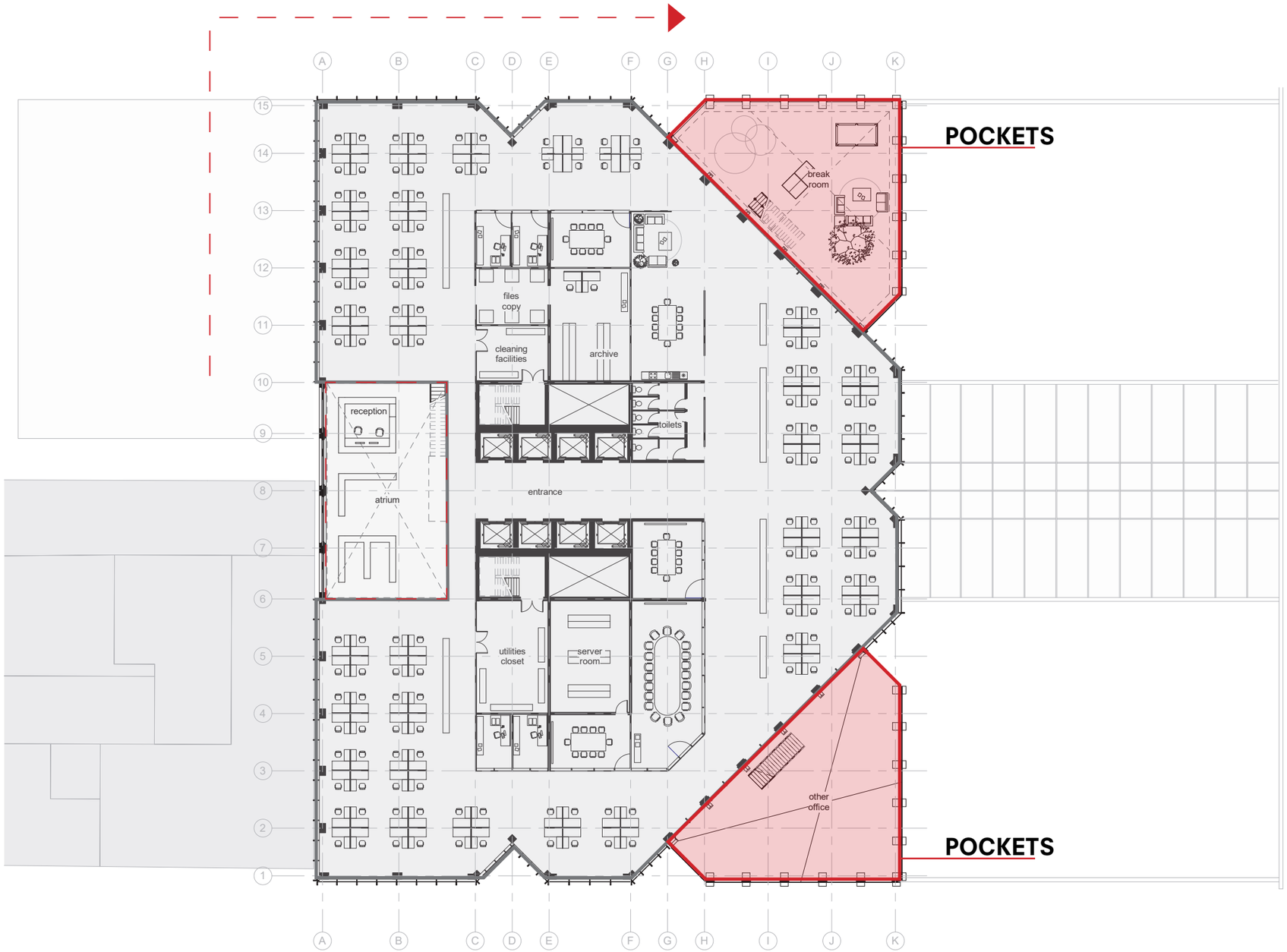
Part of Void





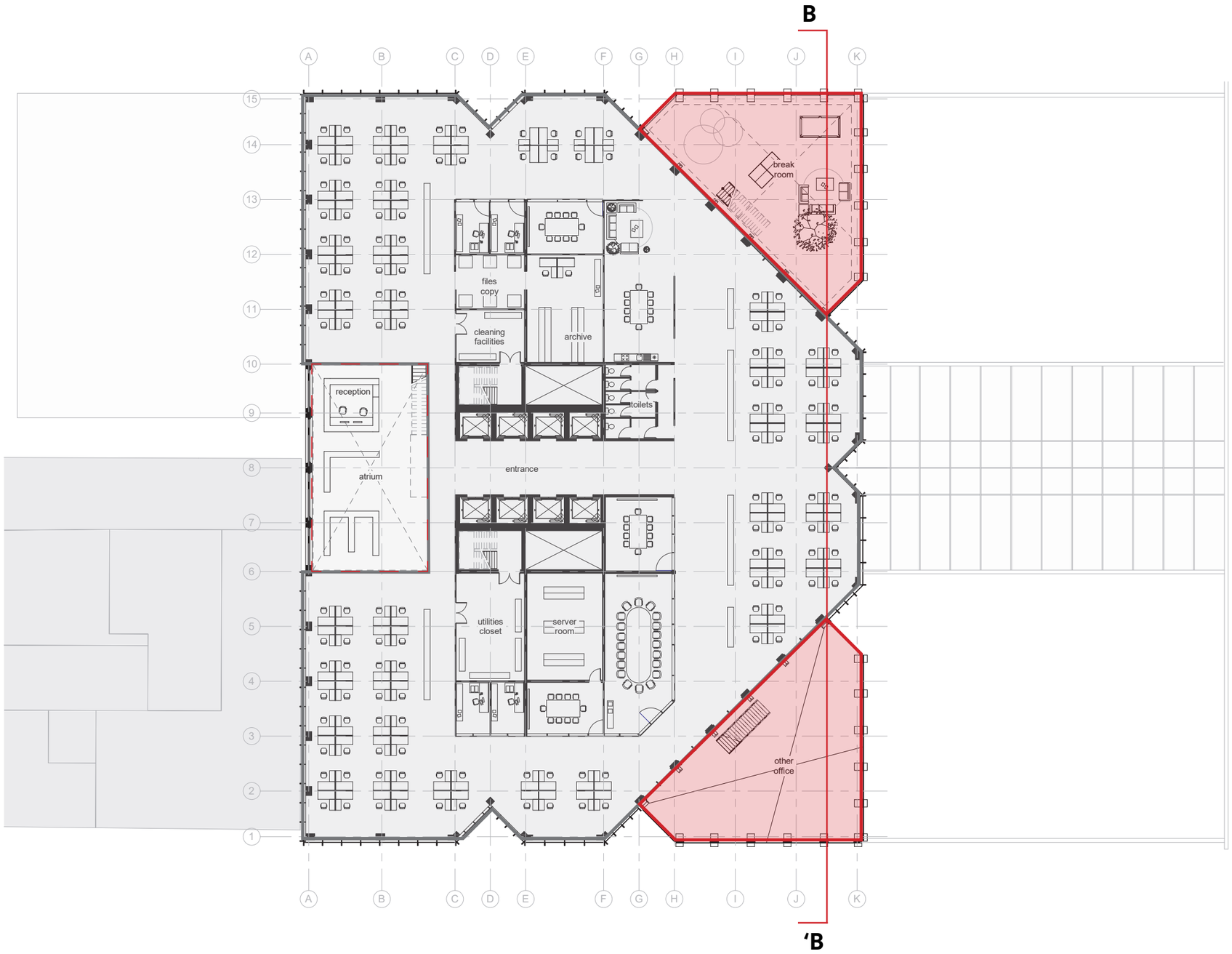
LI-SCI CENTER

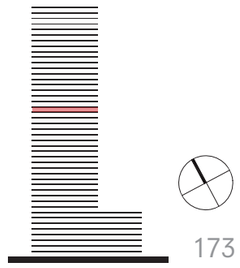
Open office - 26th Floor



LI-SCI CENTER

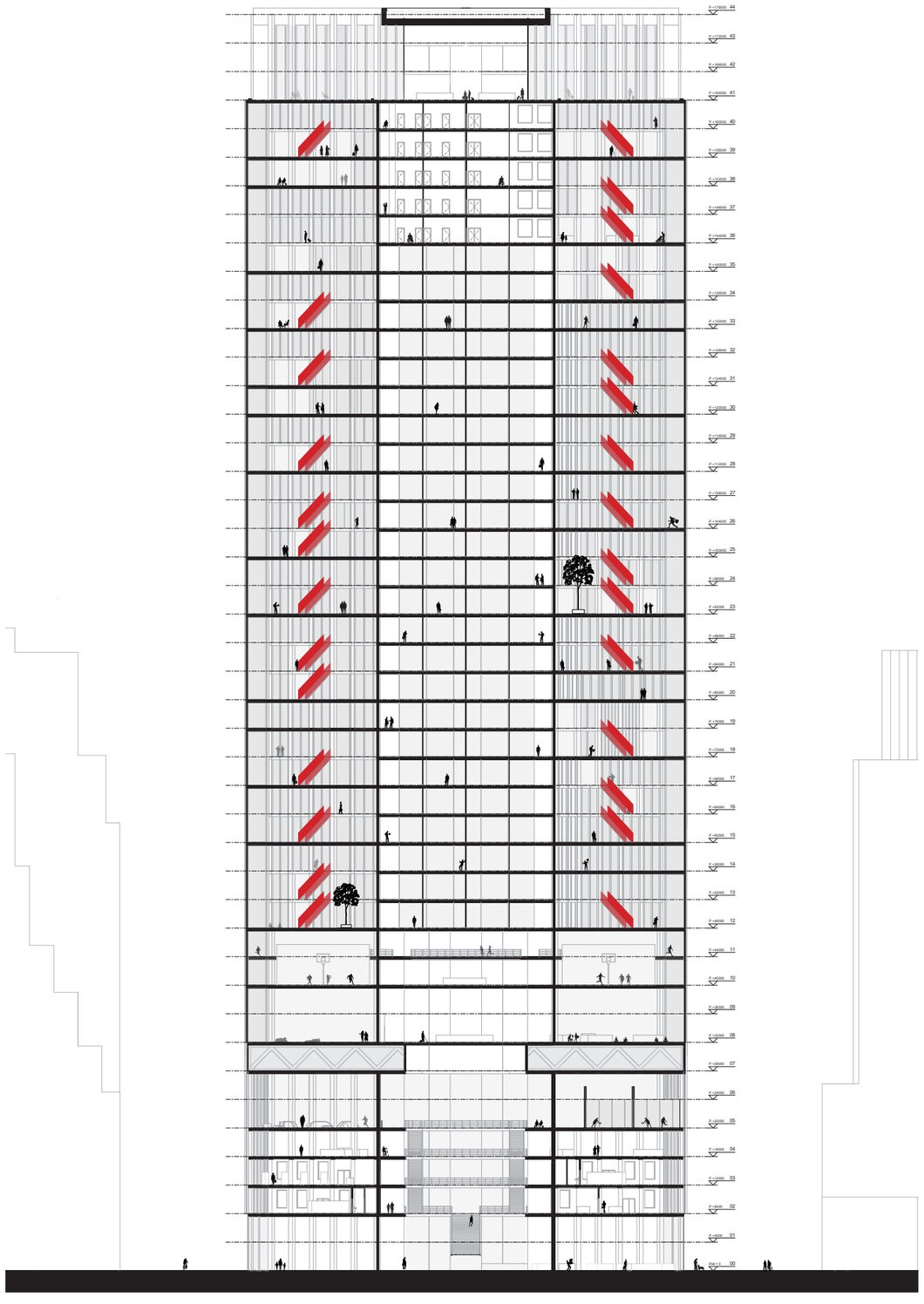
Open office - 26th Floor

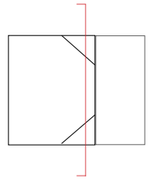


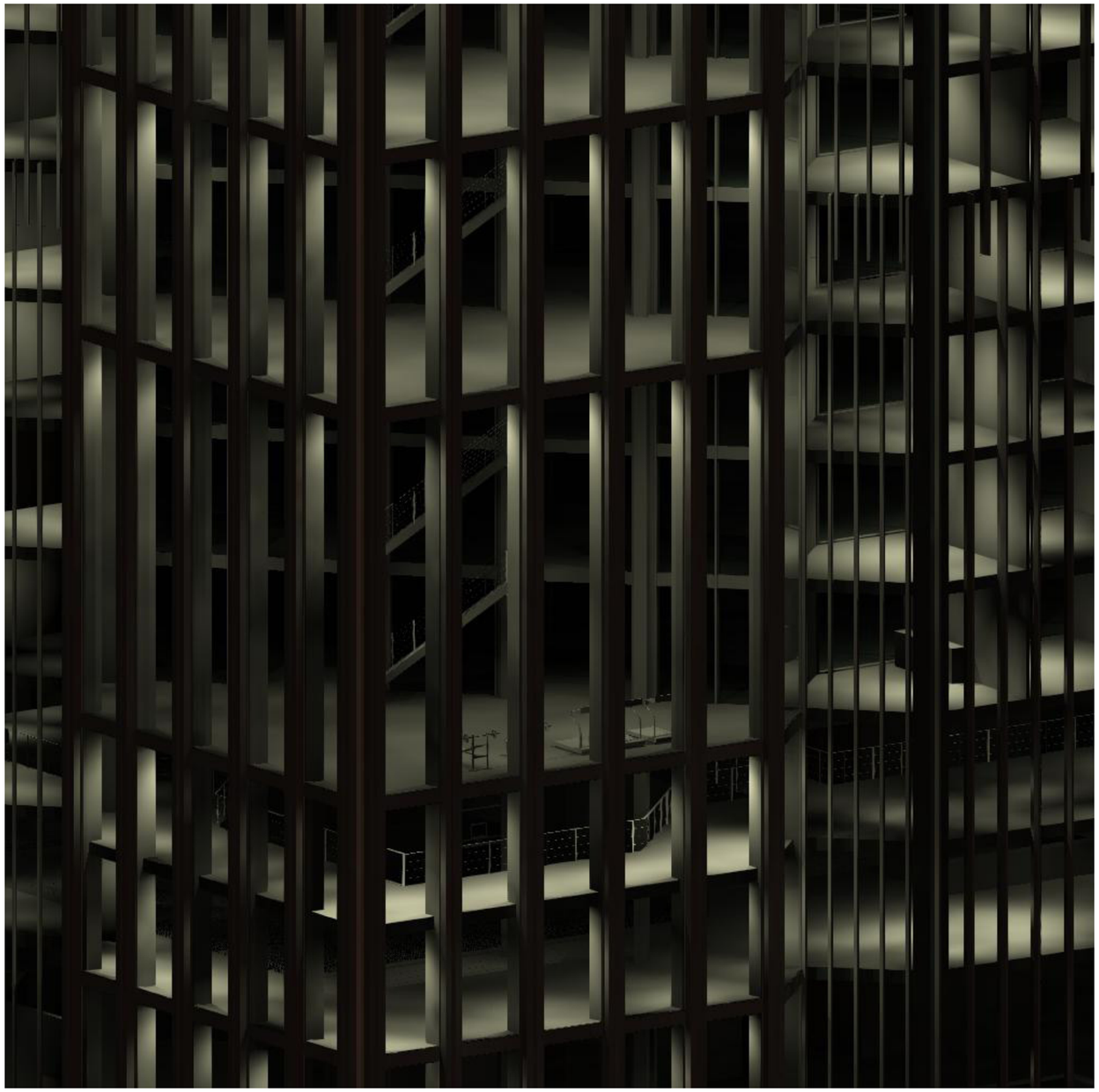


LI-SCI CENTER

Section - B - B'

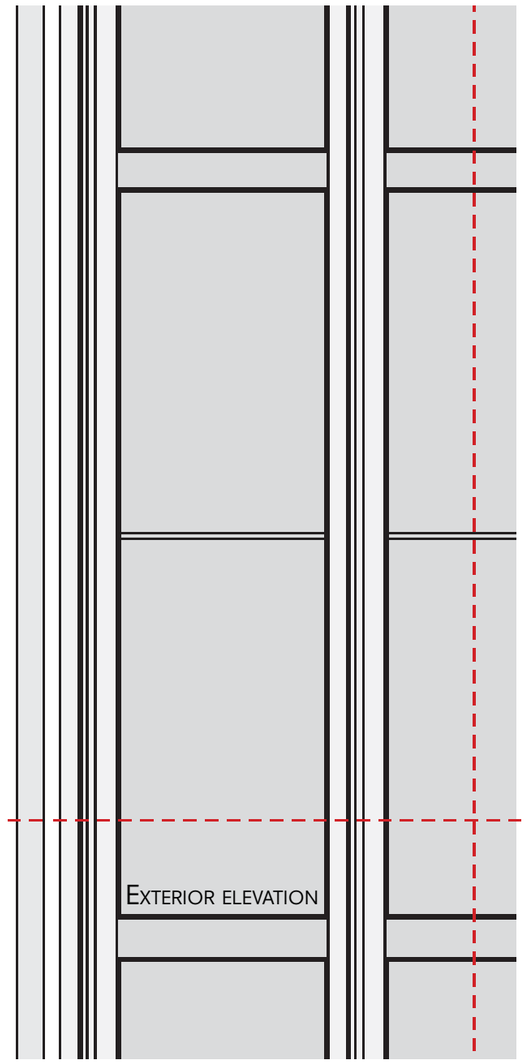


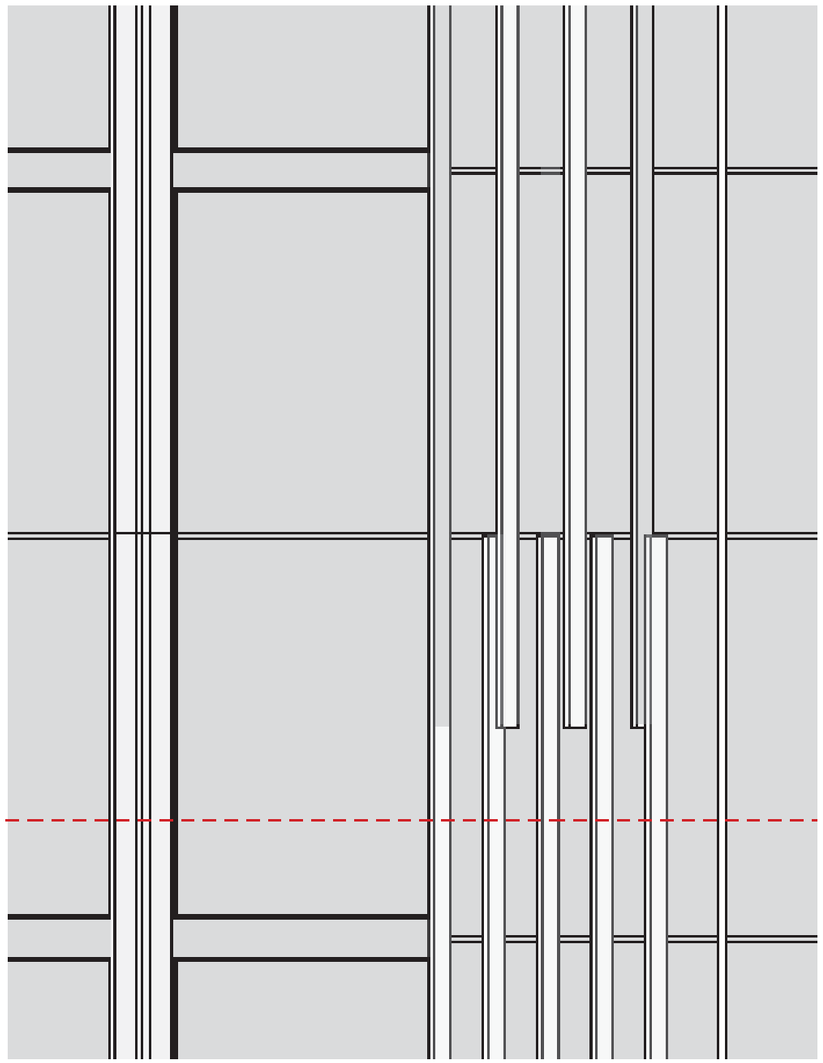


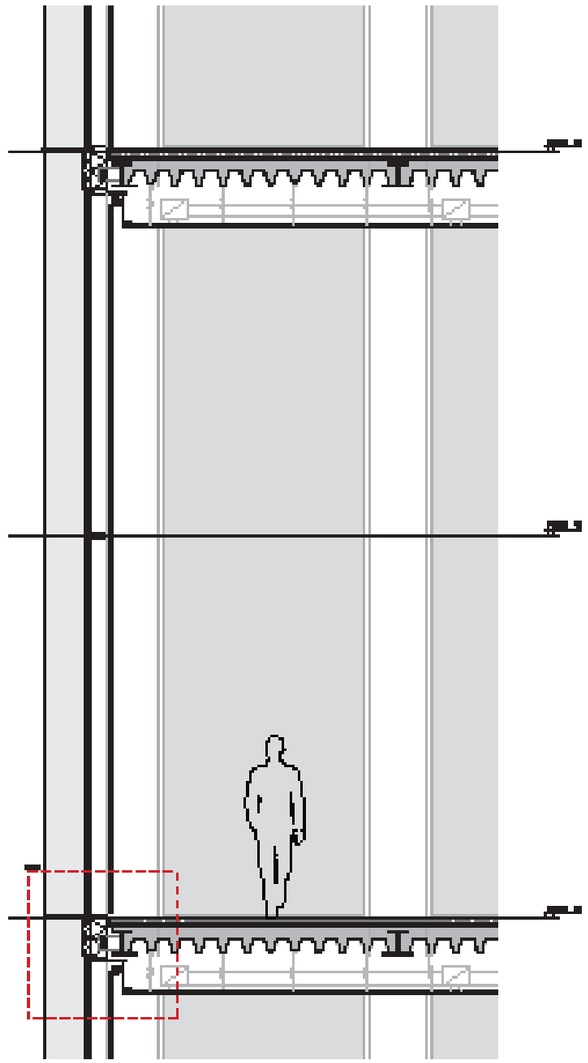


LI-SCI CENTER

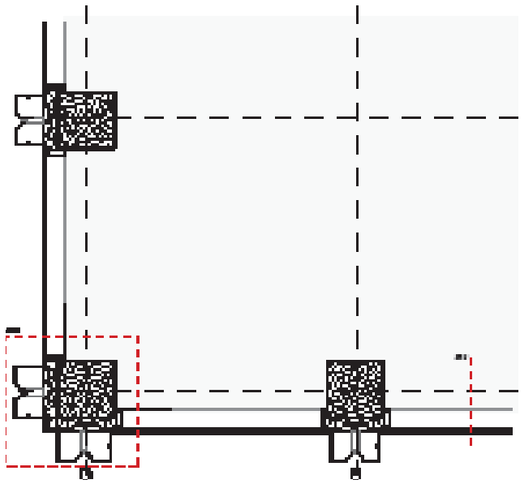
Pocket; Facade fragment

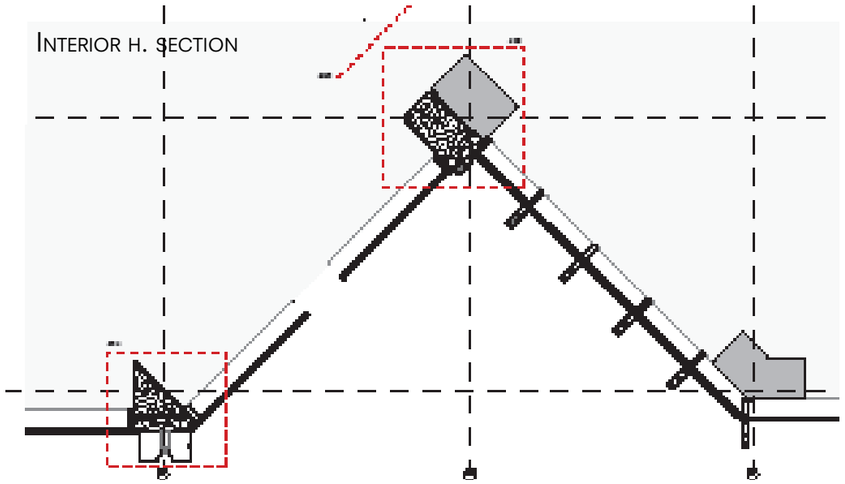


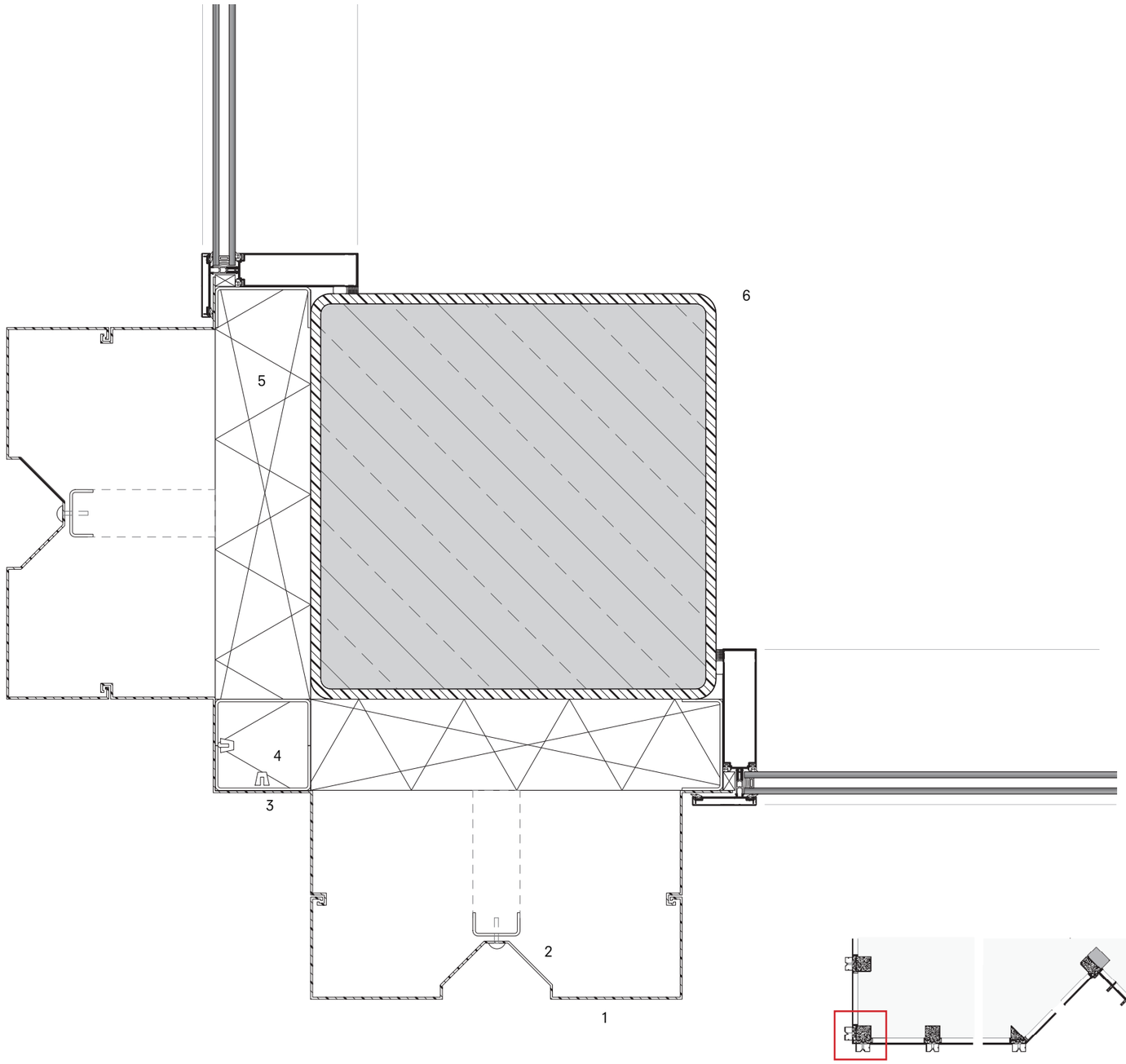




Interior v. section



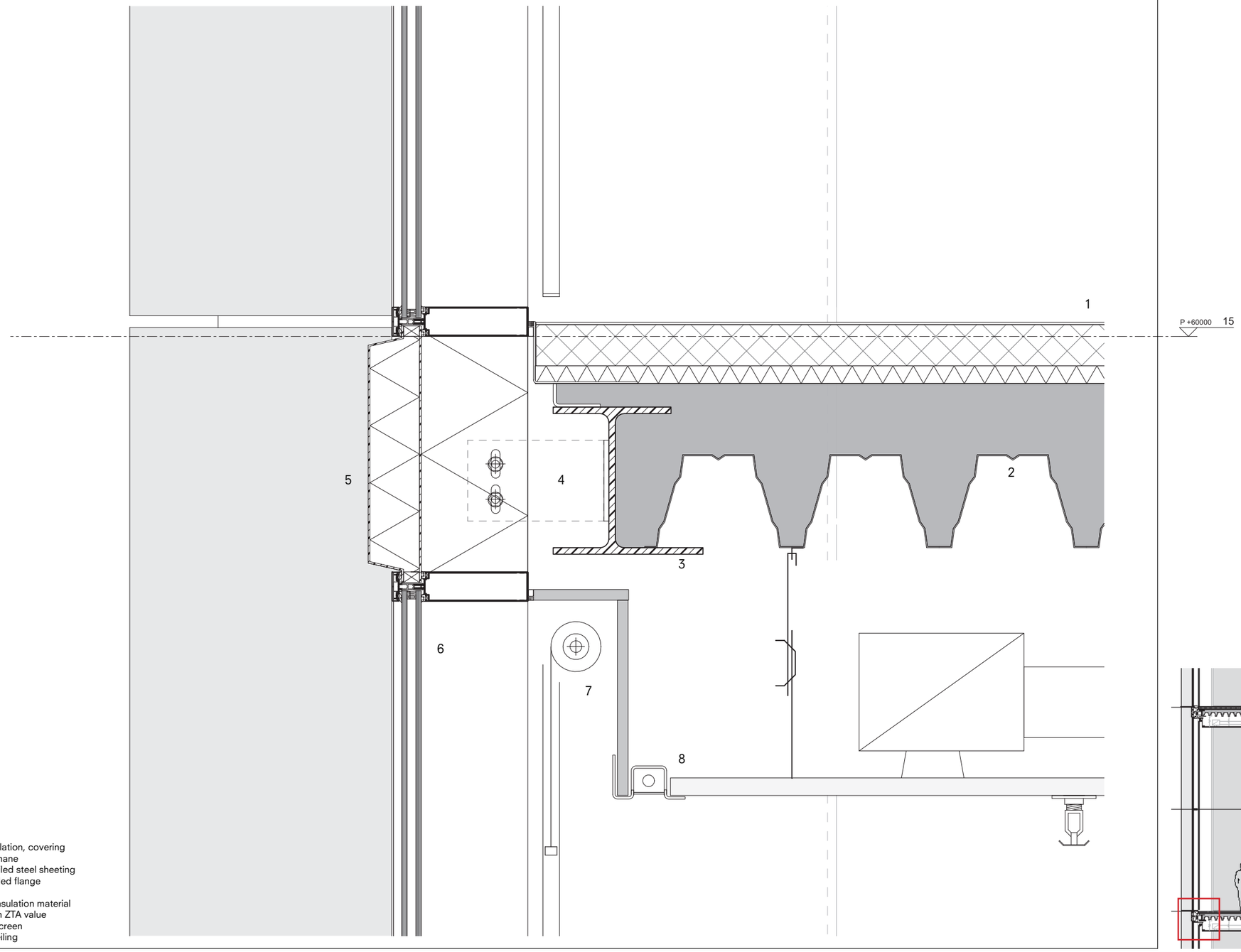




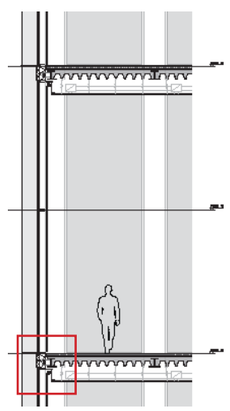
1. Alluminium section 3mm - copper coated
2. Blind rived - incidentally placed
3. Corner hood cover - pushed in place by
4. Rubber nipples
5. Insulation material
6. Steel column 10x600x600mm

LI-SCI CENTER

DETAIL // 202



1. Floor; pressure firm insulation, covering layer, floor screed polyurithane
2. Concrete slab with profiled steel sheeting
3. Steel beam with extrended flange
4. Curtainwall mounting
5. Sandwich panel - with insulation material
6. Dubble glazing with high ZTA value
7. Indoor - automatic sunscreen
8. LED-fixing in lowered ceiling

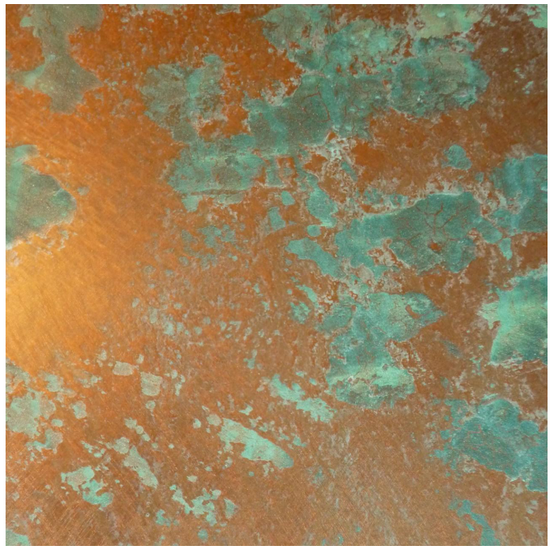


UNEXPOSED

LI-SCI CENTER

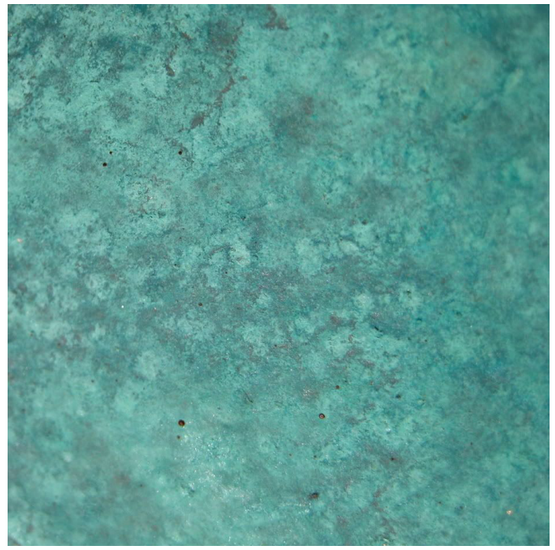
COPPER AGING PROCES

UNEXPOSED



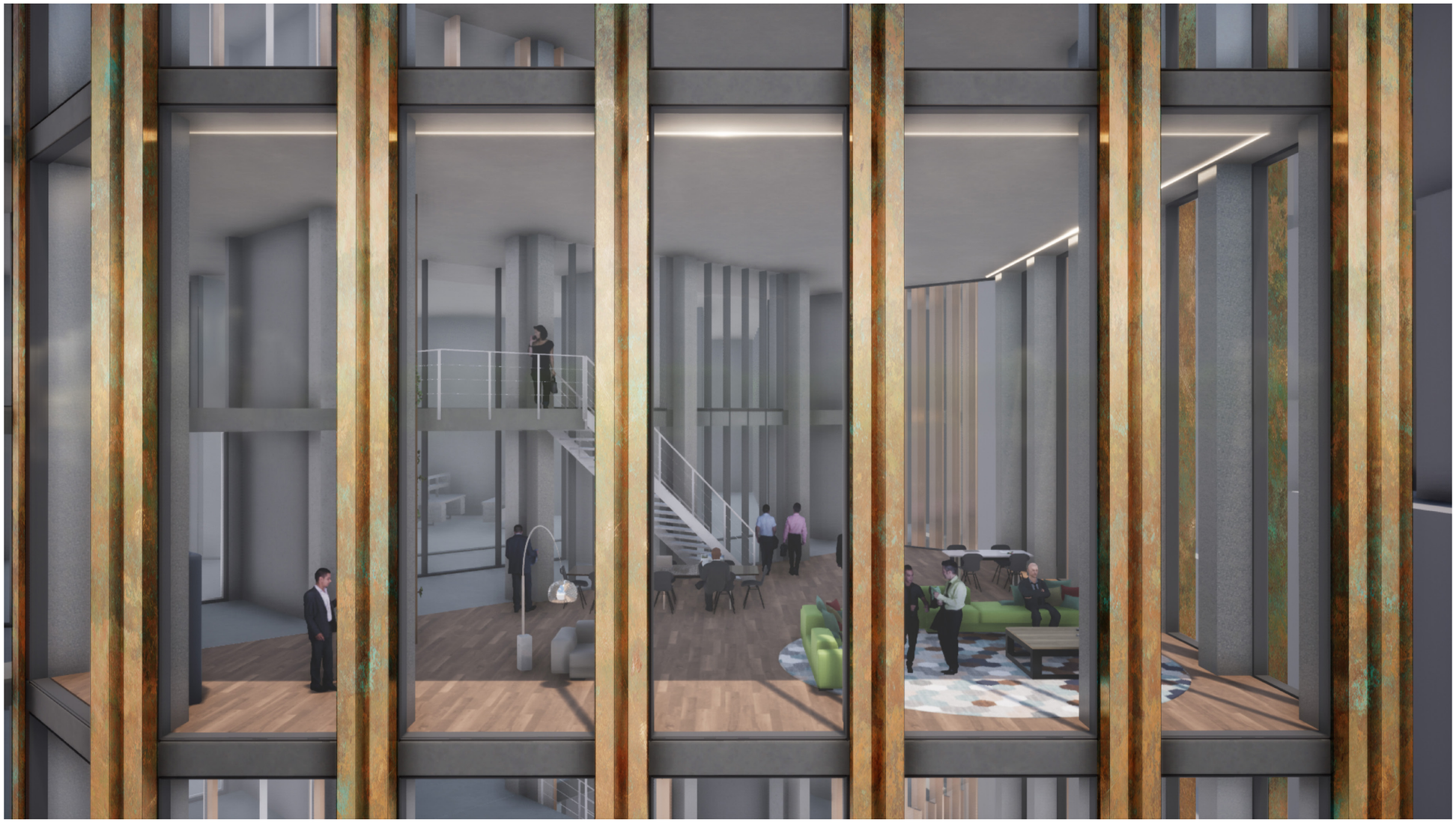
3-YEARS

10-YEARS



25-YEARS

UNEXPOSED



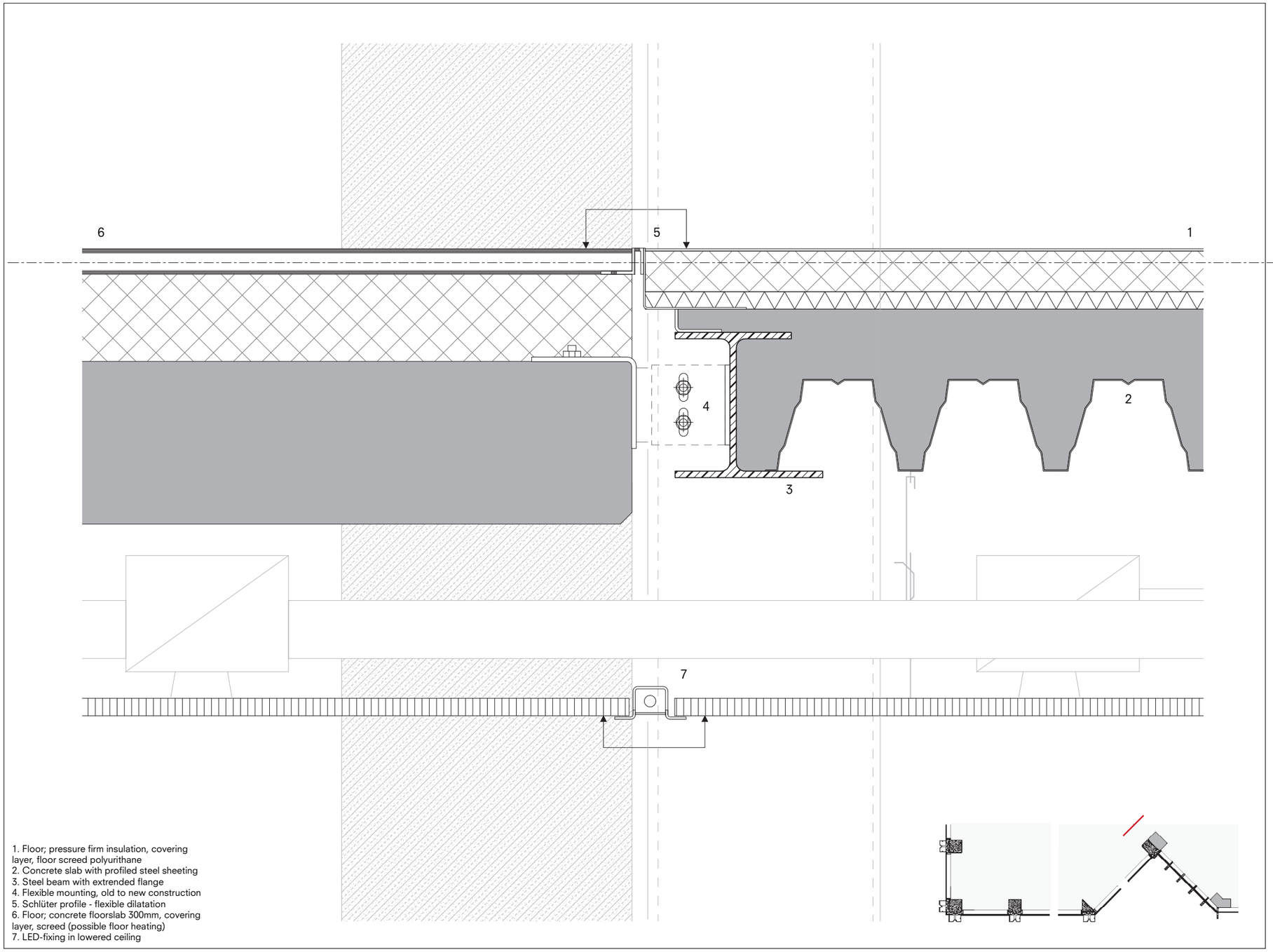
3-YEARS

10-YEARS

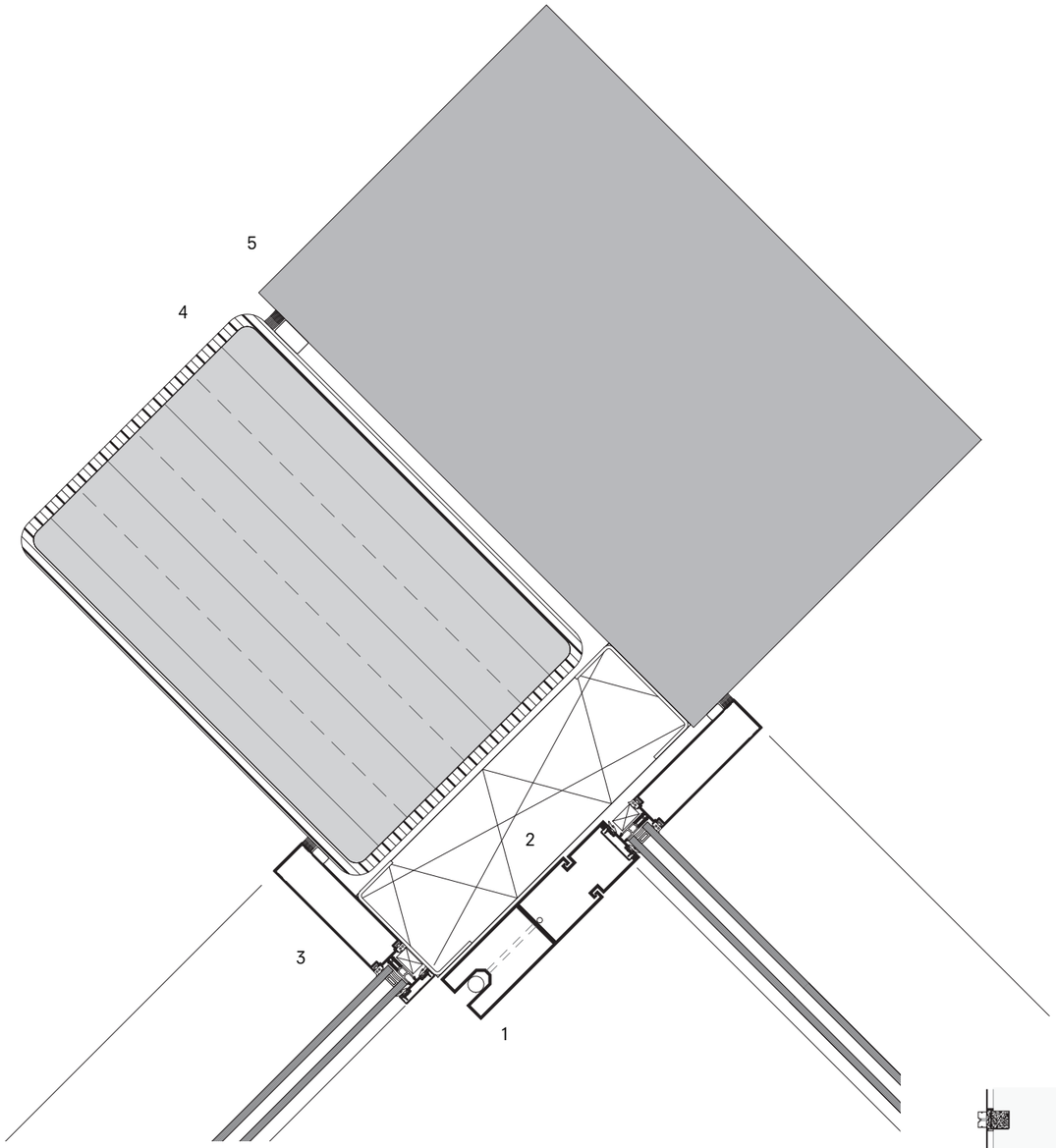
25-YEARS

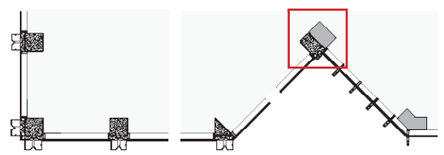
LI-SCI CENTER

Detail // 203



1. Floor; pressure firm insulation, covering layer, floor screed polyurithane
2. Concrete slab with profiled steel sheeting
3. Steel beam with extrended flange
4. Flexible mounting, old to new construction
5. Schlüter profile - flexible dilatation
6. Floor; concrete floorslab 300mm, covering layer, screed (possible floor heating)
7. LED-fixing in lowered ceiling





1. Alluminium mullion fins 5 mm - copper coated
consealed LED-fixture in profile
2. Insulation material
3. Curtain wall with high ZTA value
4. Steel column 10x600x400mm
5. Existing concrete column 500x750mm

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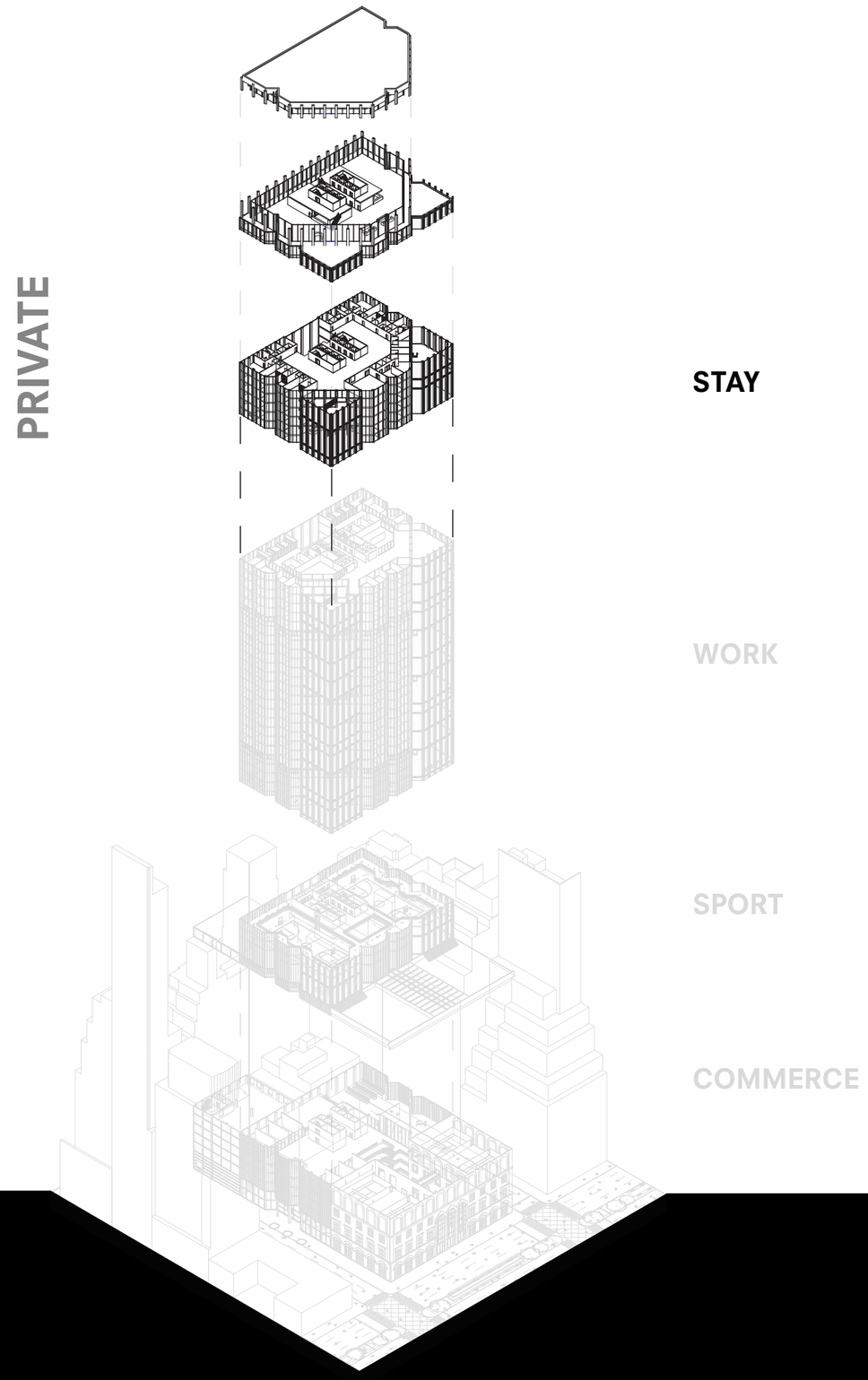
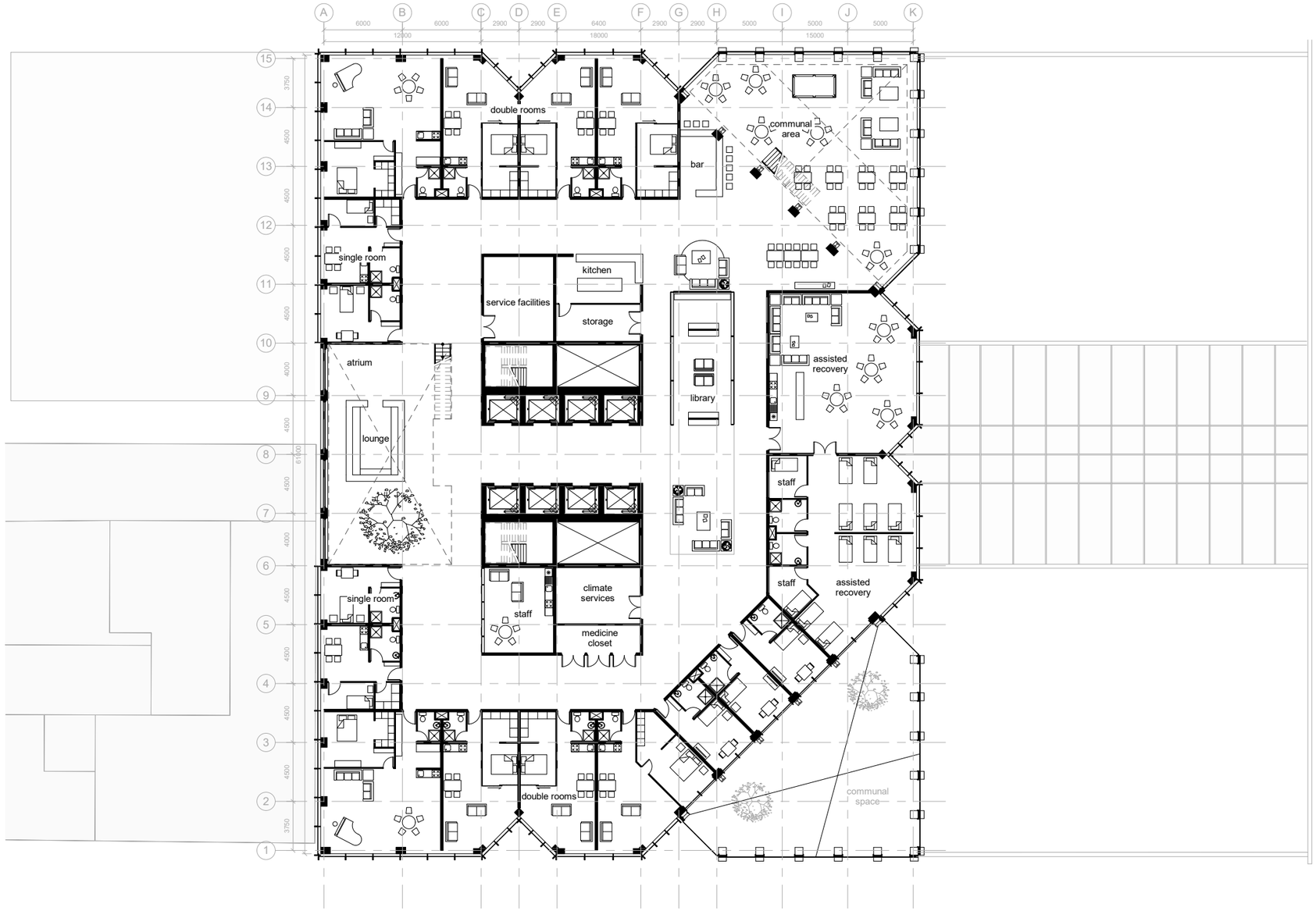
Axo



LI-SCI CENTER

Care hotel - 36th Floor



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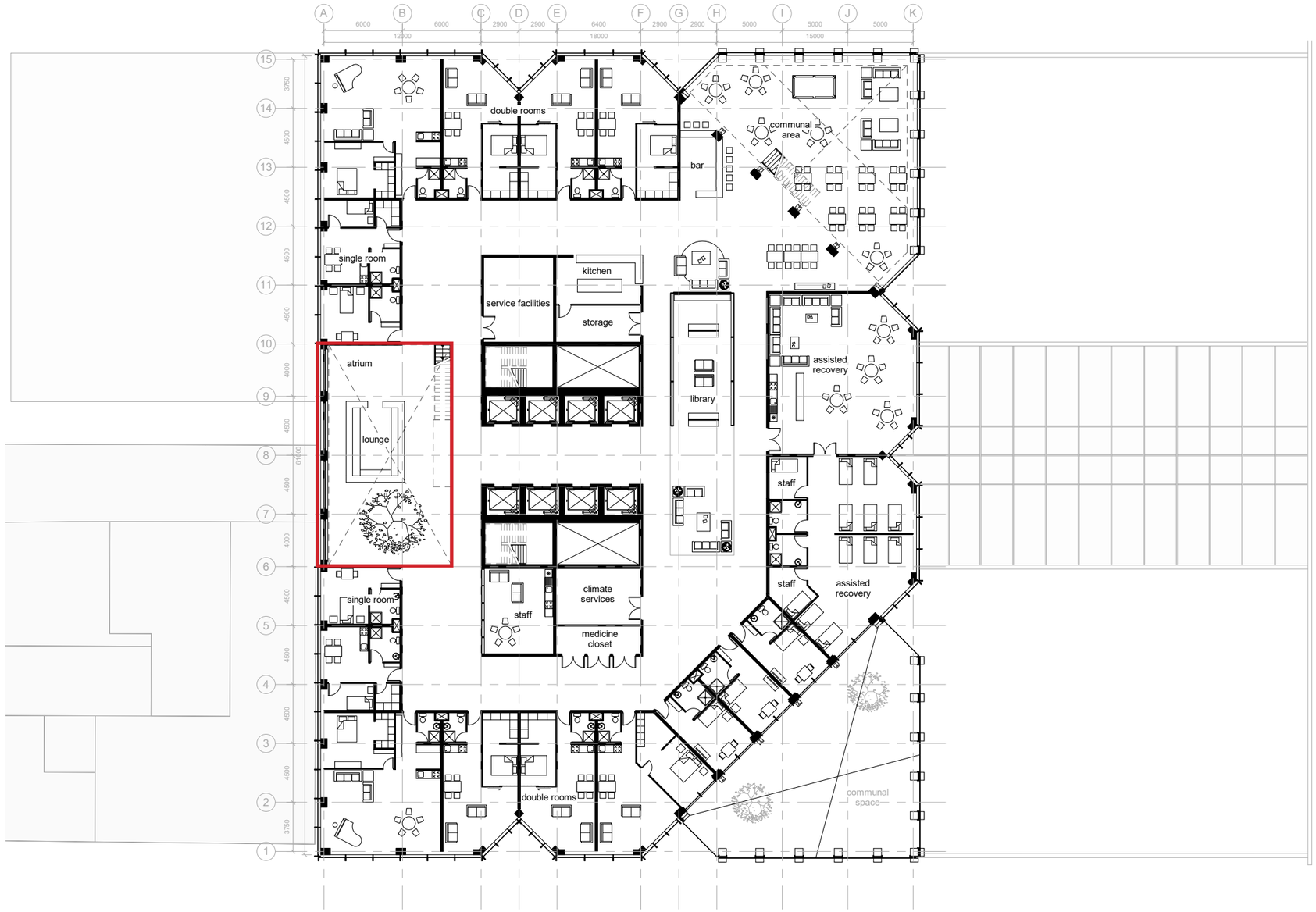
Care hotel - 36th Floor



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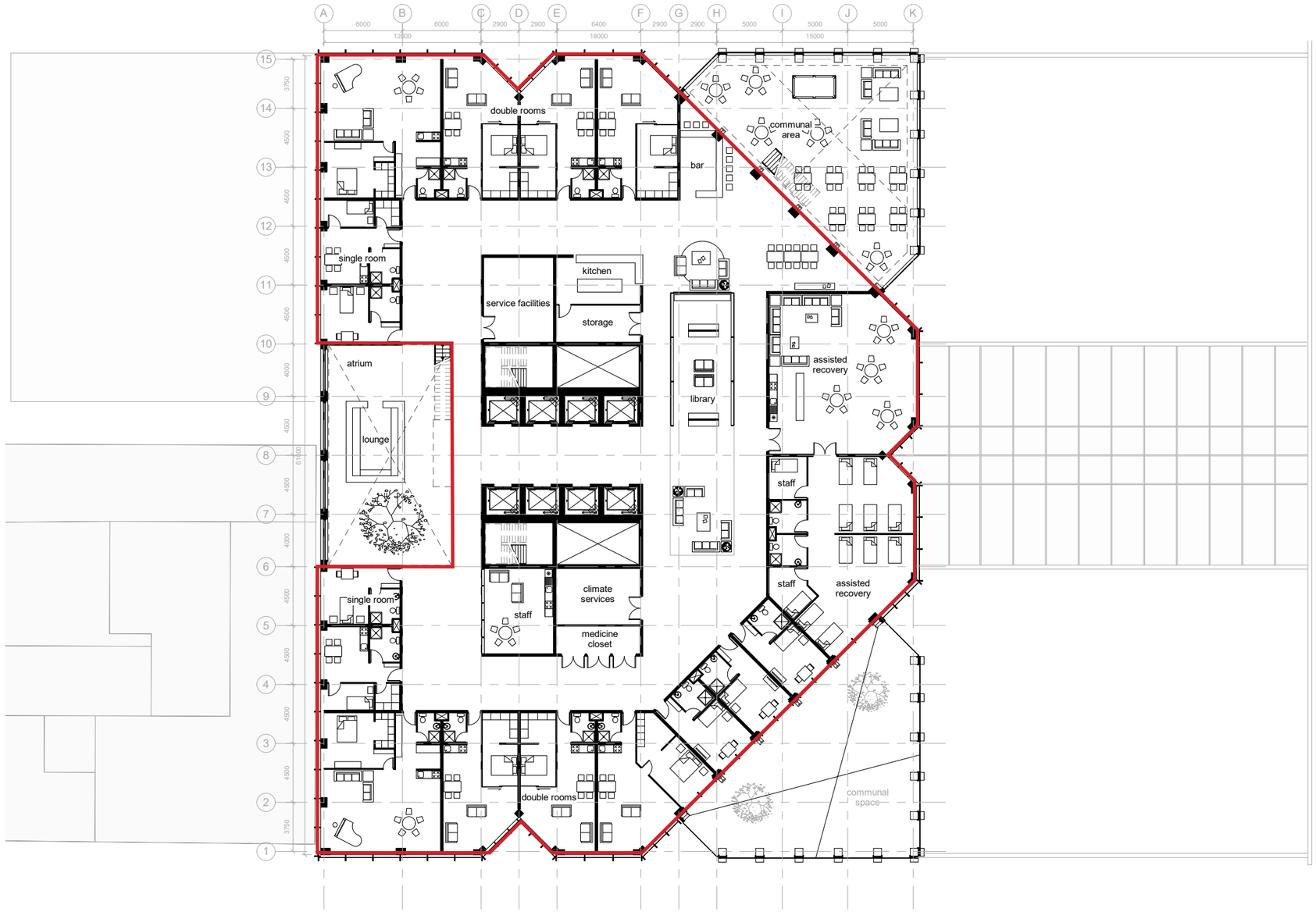
Care hotel - 36th Floor



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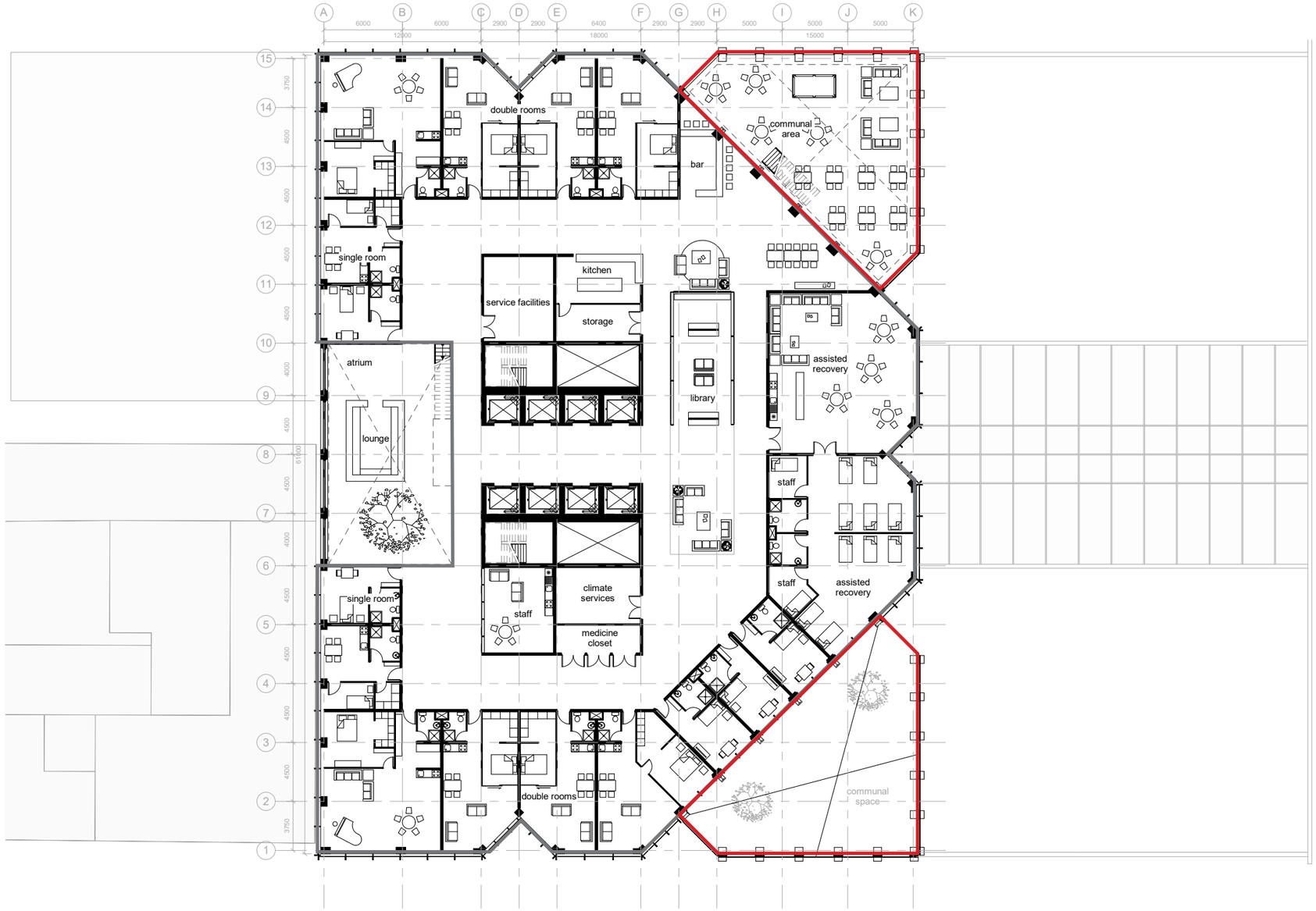
Care hotel - 36th Floor



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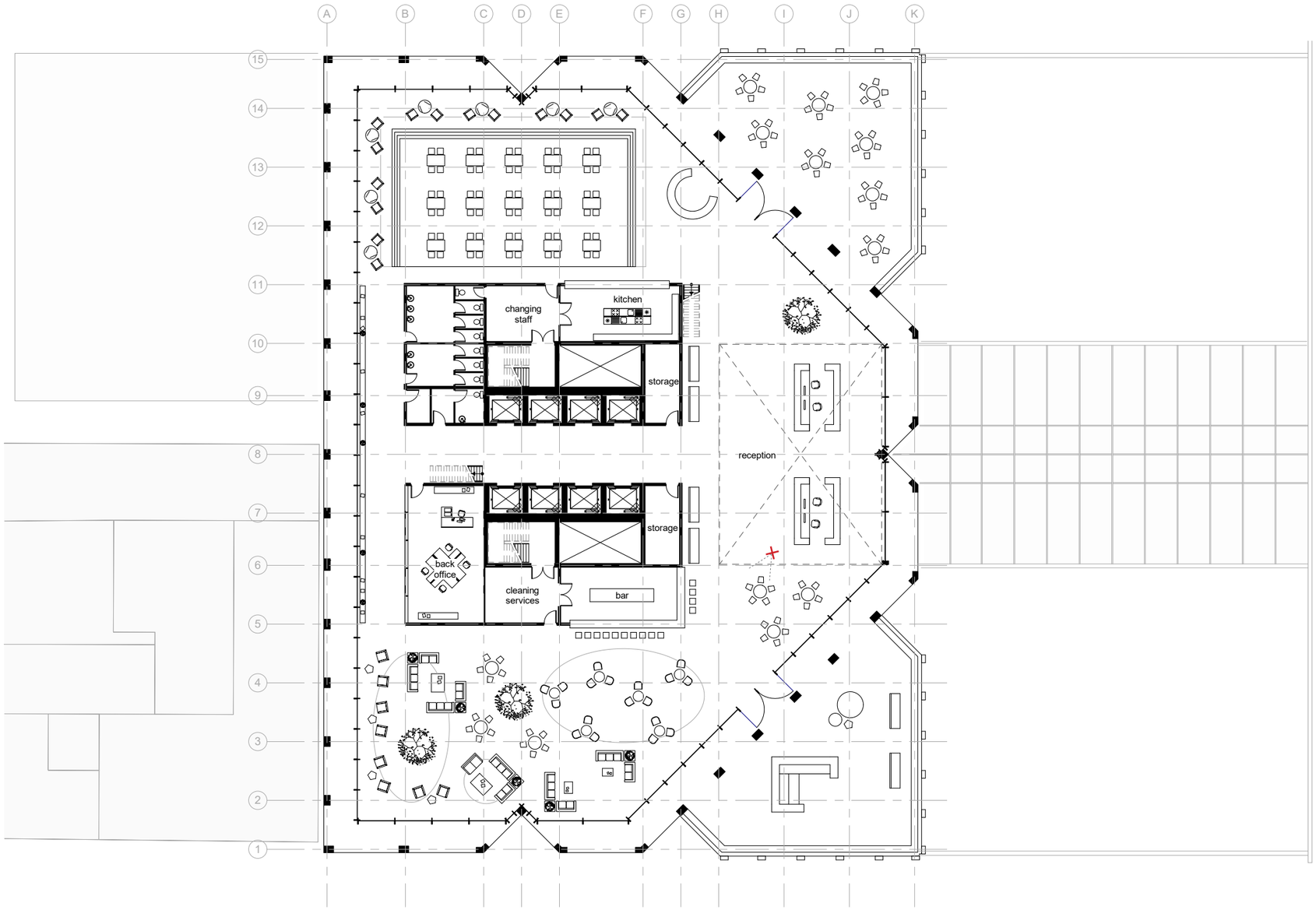
Lobby - 41st Floor



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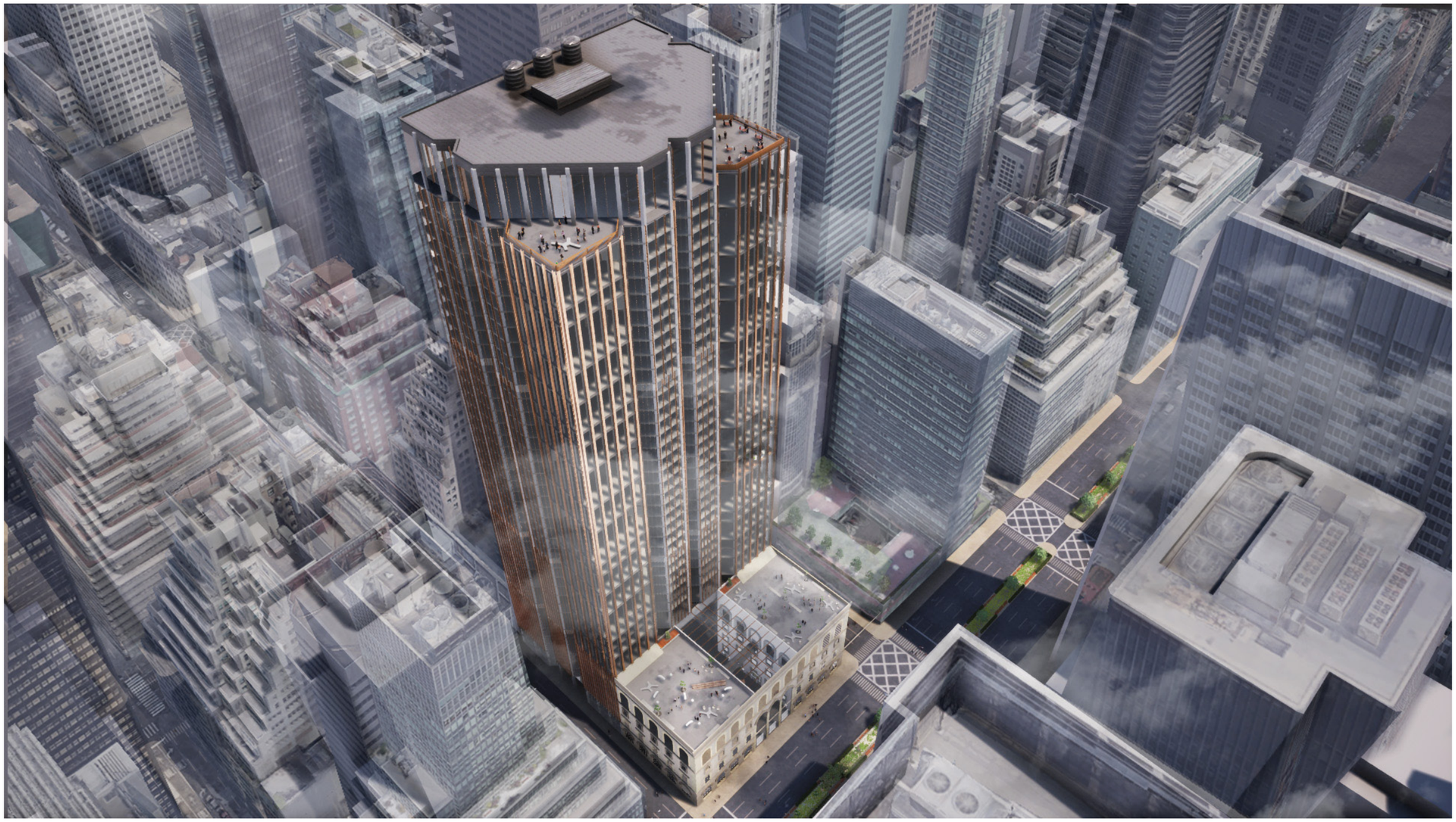
Bird's-eye view



CONCLUSION

THANK YOU.