

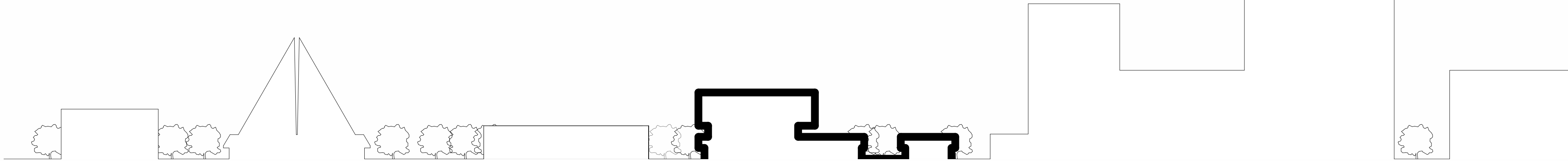


LAND DEVELOPMENT PLAN

1:500

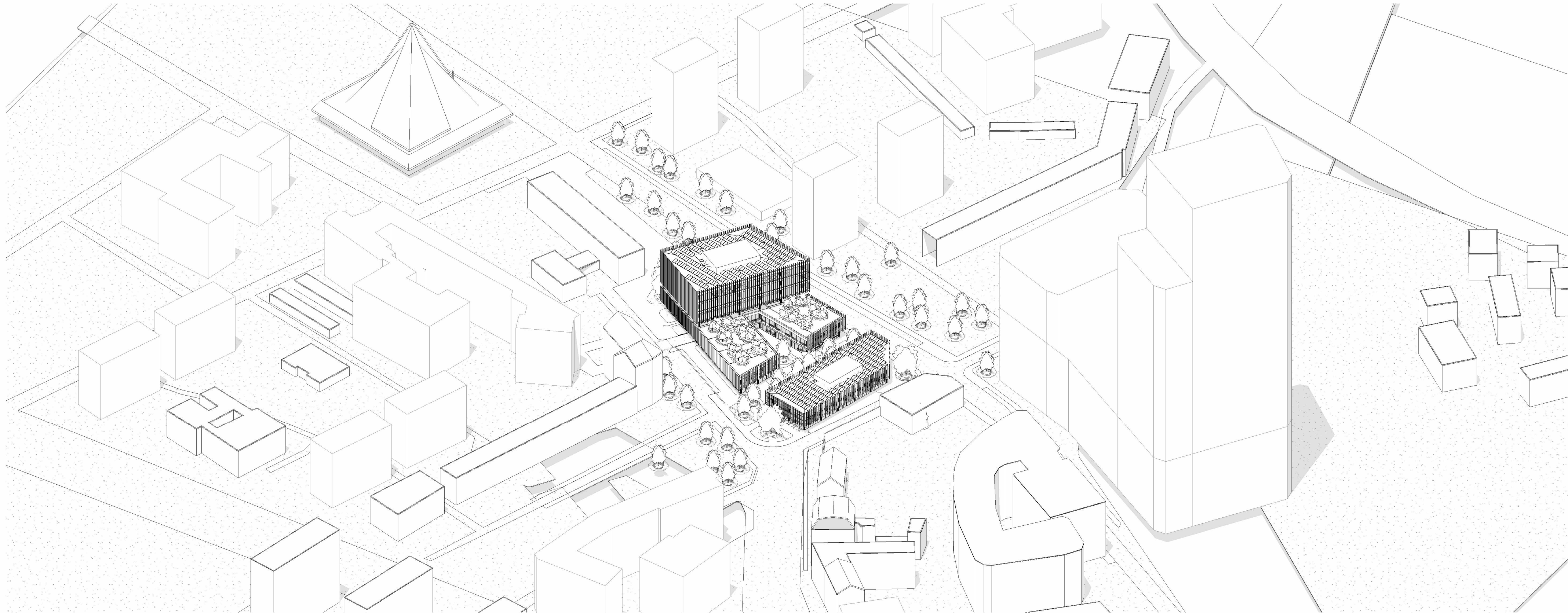
RYBACKA

Design of a building with office and commercial functions, with service elements on the ground floor and recreational space.



URBAN SECTION

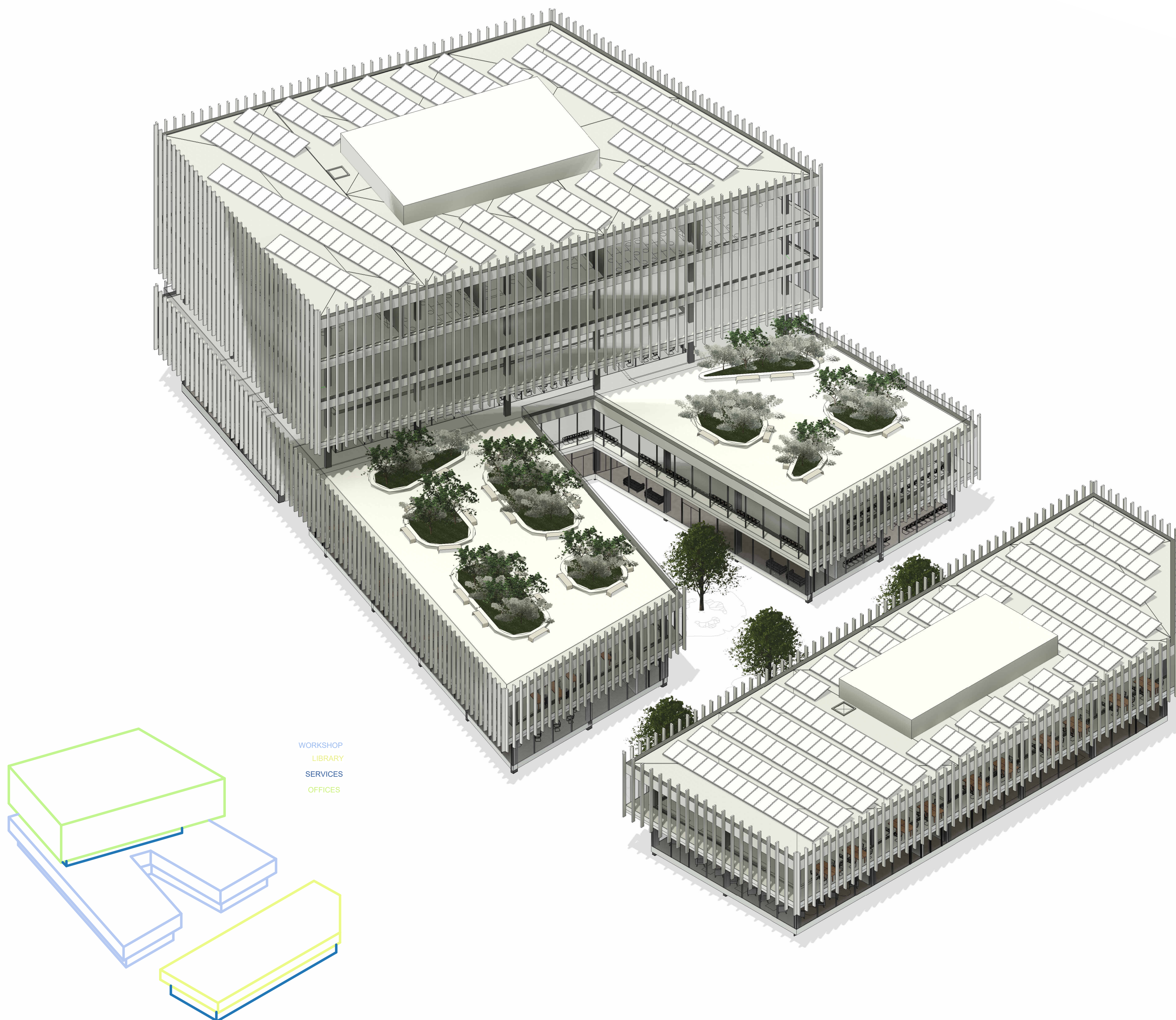
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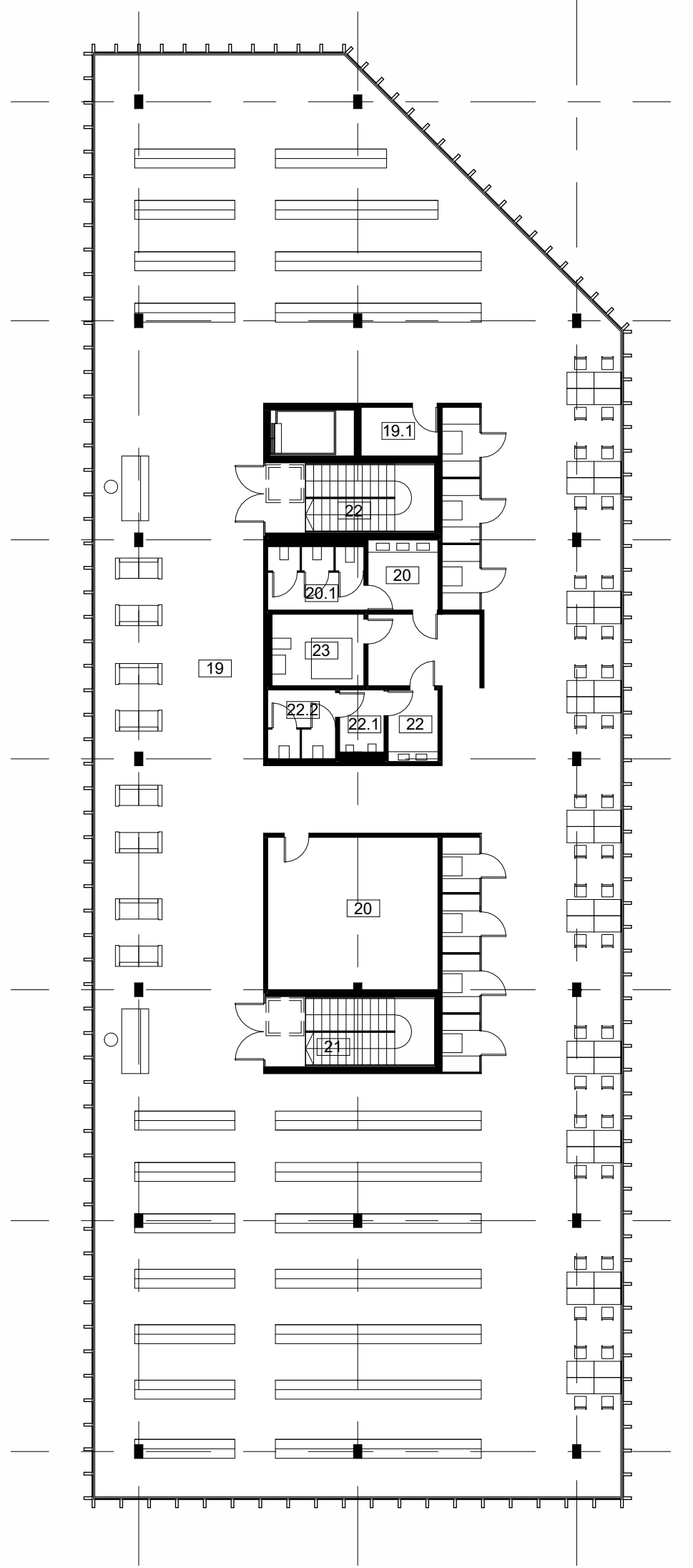
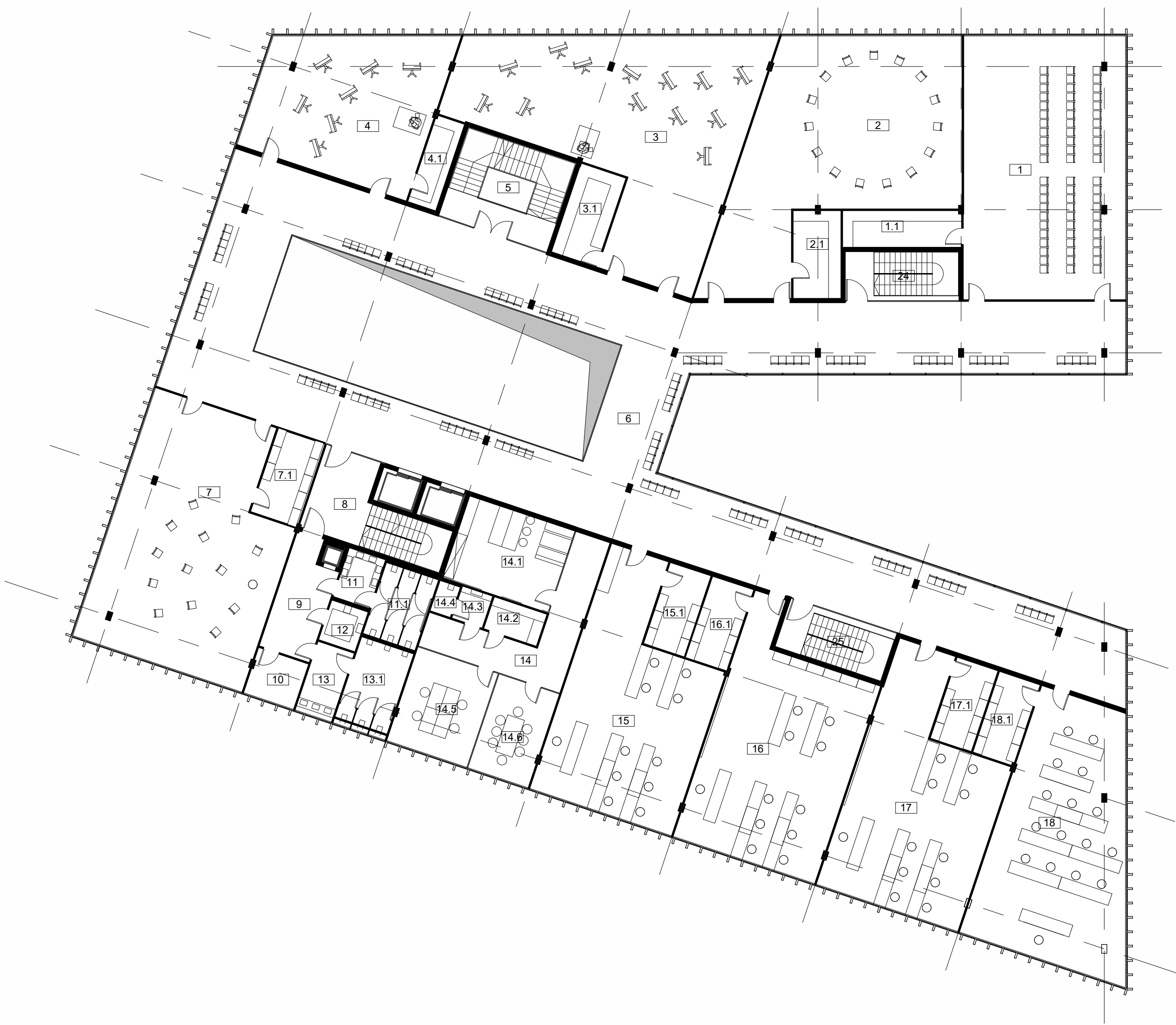




FLOOR 0

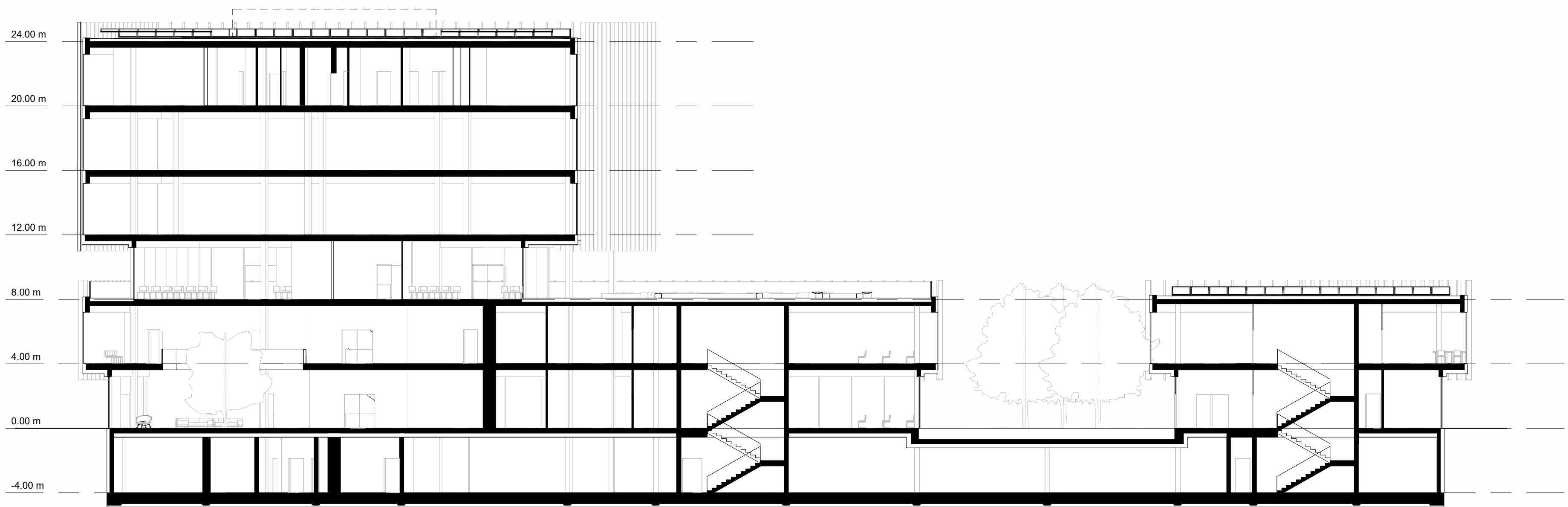
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FLOOR 1

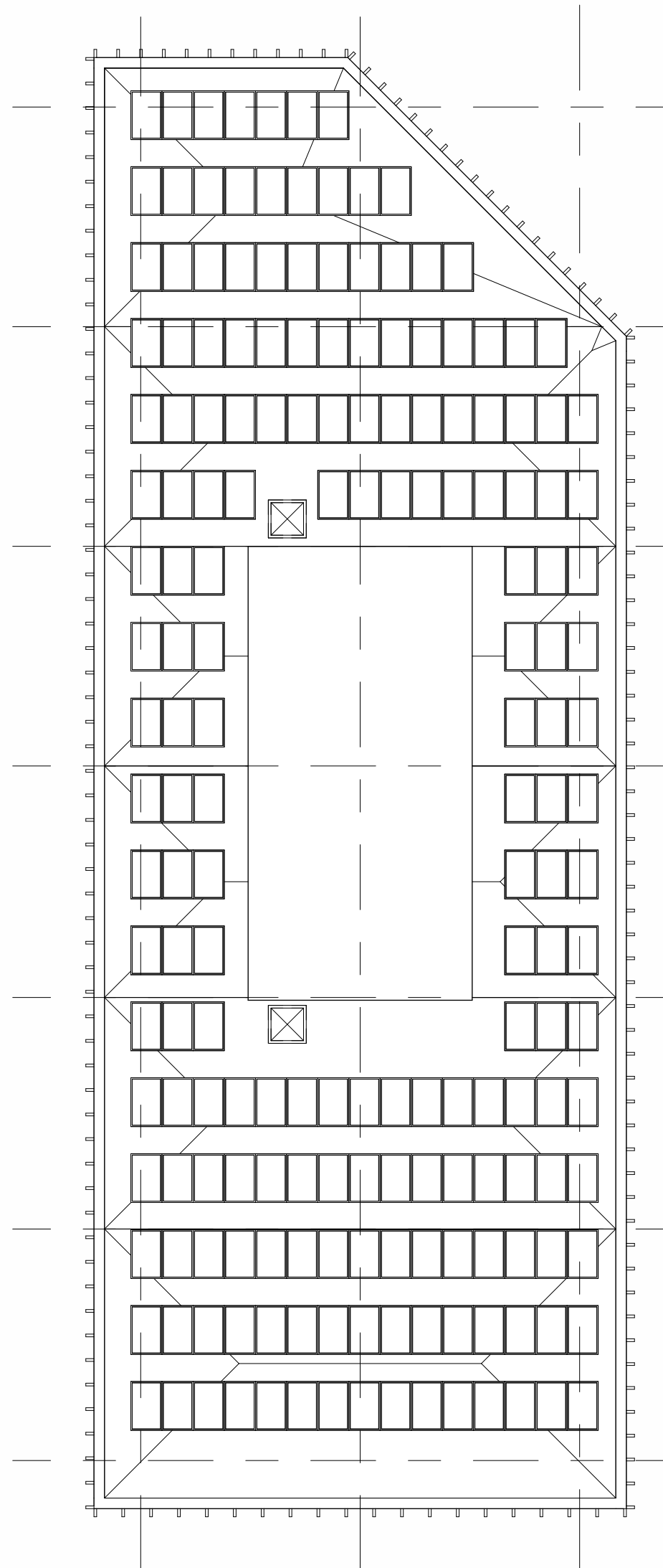
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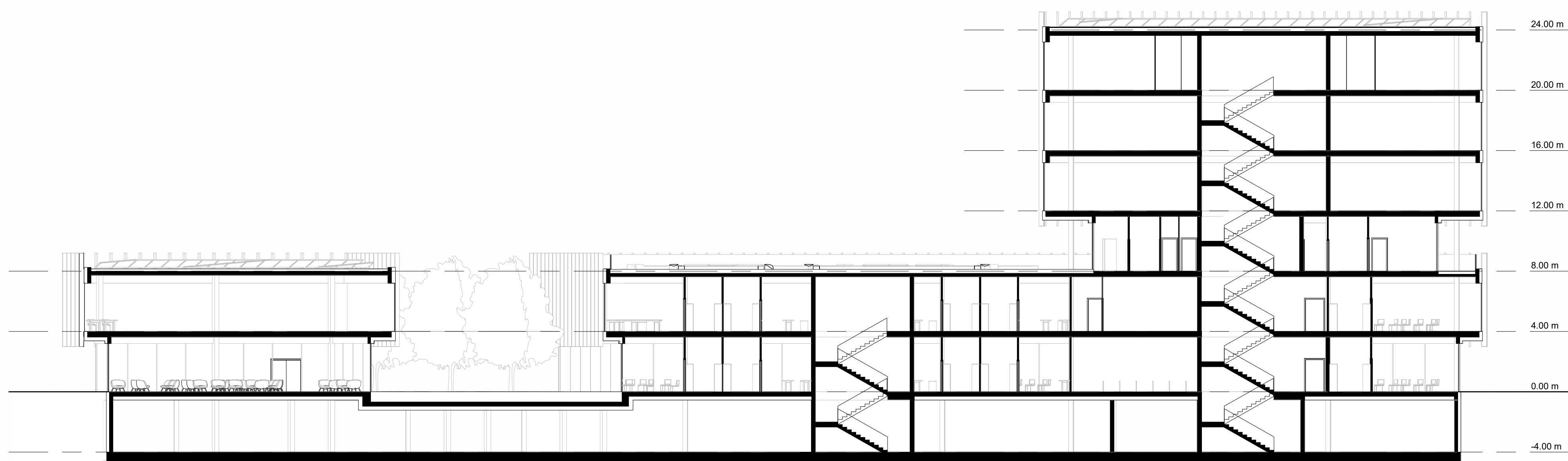
SECTION A-A

1:200





1:200

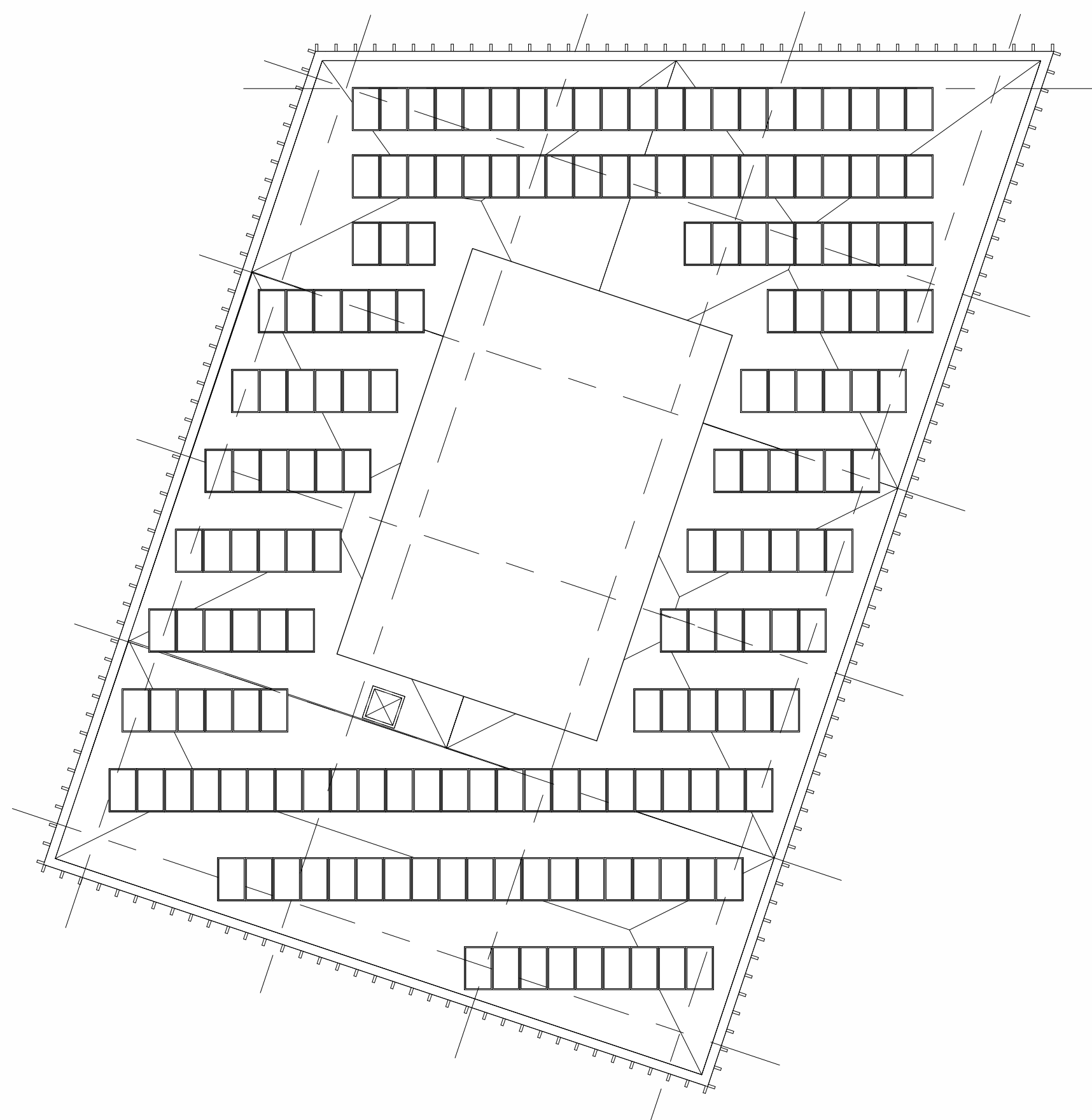


1:200





FLOOR 3,4,5



ROOF PLAN

1:200

1:200



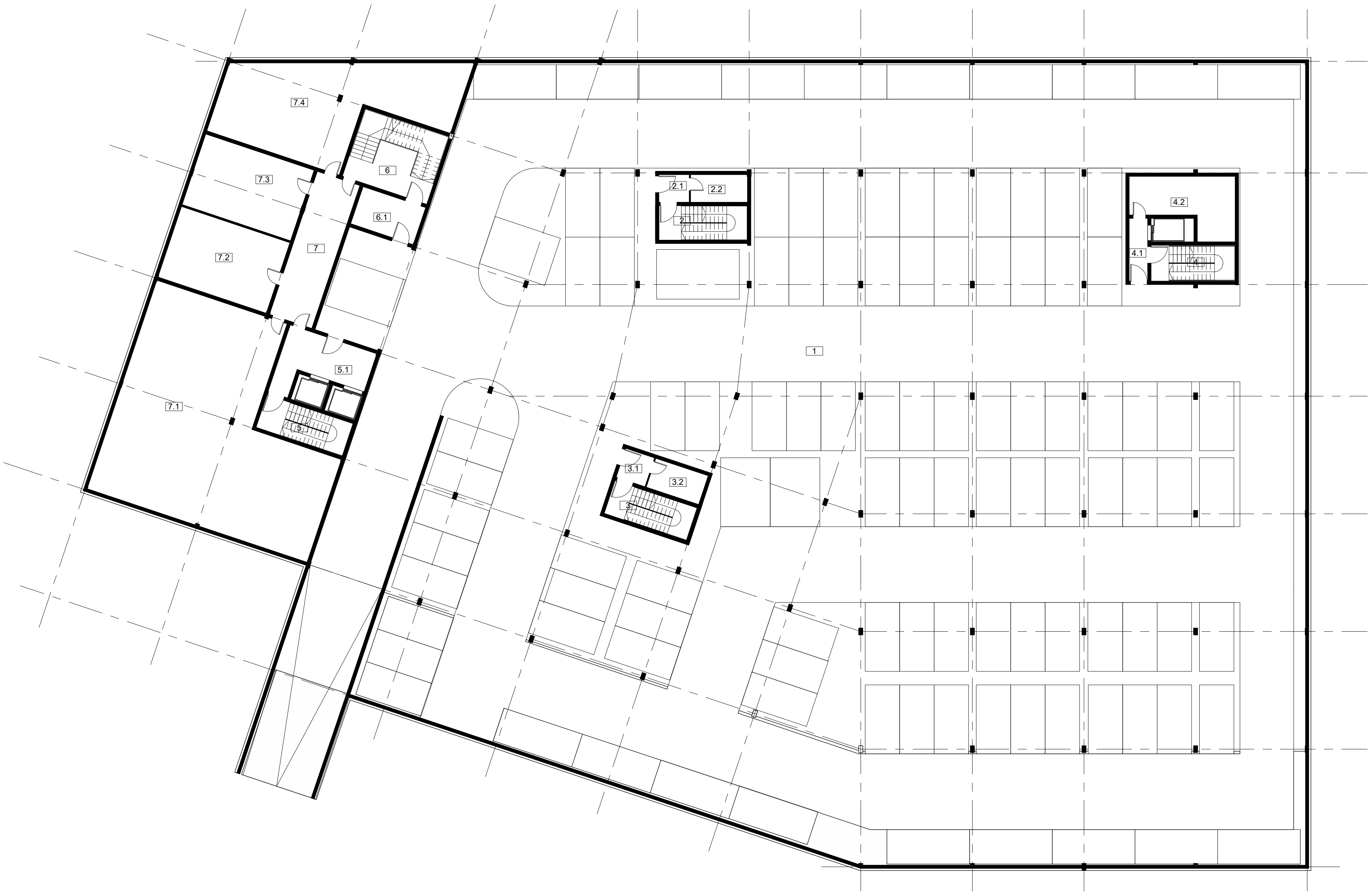
SOUTH ELEVATION

1:200



EAST ELEVATION

1:200



FLOOR -1

1:200



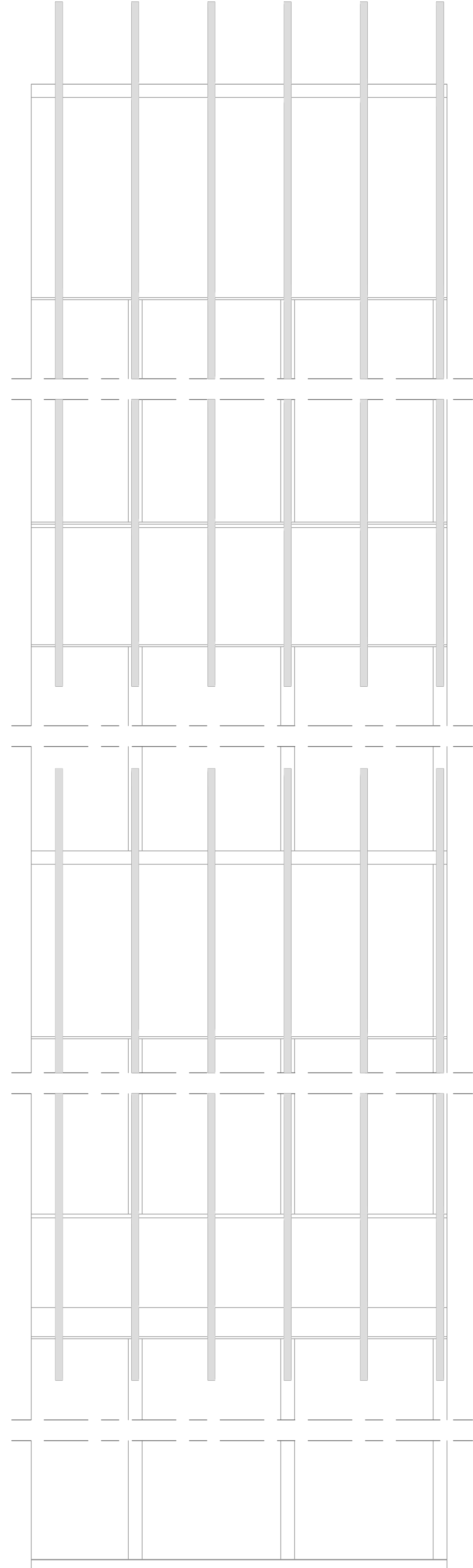
NORTH ELEVATION

1:200



WEST ELEVATION

1:200



ELEVATION

1:20

The main idea behind the project was to create a harmonious dialogue between modern architecture and the surrounding natural environment. The need to preserve and enhance the existing green belt, which serves as a natural link between the two adjacent squares, served as a direct inspiration for the building's form. Instead of creating an urban barrier, the new structure becomes a spatial gateway and extension of this ecological corridor. The building subtly gives way to nature – its entrance area and ground floor are sculpturally shaped. Local undercuts and openings free up space, allowing for the free flow of greenery and pedestrian traffic beneath the building and through its internal atria.

Visually, the structure connects the two squares, creating an organic transition and inviting interaction. Transparency was the primary focus in the selection of façade materials. Extensive glazing blurs the line between interior and exterior, maximizing access to daylight and offering uninterrupted views of the treetops. The use of vertical façade details not only protects against overheating but also rhythmically evokes the trunks of nearby trees. The building implements environmentally friendly solutions, aligning with the principles of sustainable construction.

The complex is characterized by a hybrid functional program that addresses the needs of businesses and the local community. The heart of the public area is a restaurant open to the surroundings, whose terraces seamlessly intertwine with the square, encouraging meetings. The ground floor also houses small services that support the daily functioning of building users and passersby. The upper floors are dedicated to flexible office spaces, designed with comfort and ergonomics in mind. A key feature of the facility is a modern conference center equipped with modular rooms for rent, offering flexible arrangement options for training sessions, panels, or meetings. A unique complement to the functional layout is the integrated library – a quiet zone for focused work and relaxation, created directly adjacent to the green terraces.

The proposed architecture is not only an efficient workplace but, above all, a vibrant urban fabric. While respecting the existing context, the project enriches the area with new values. By preserving the green belt, it has been possible to create an ecosystem in which commercial, public, and natural spaces coexist in complete symbiosis.

D - BALLAST ROOF
GRAVEL
WATERPROOFING
RIGID STYROFOAM INSULATION - 25CM
VAPORIZATION BARRIER
CONCRETE SLOPED LAYER - 5CM
MONOLITHIC CEILING - 25CM

S - BASEMENT WALL
WATERPROOFING
RIGID INSULATION - 20CM
VAPORIZATION BARRIER
REINFORCED CONCRETE RETAINING WALL - 30CM

ST1 - OVERHANG CEILING
FINISHING - 2CM
SCREW - 5CM
ACOUSTIC INSULATION - 5CM
MONOLITHIC CEILING - 25CM
VAPORIZATION BARRIER
RIGID INSULATION - 25CM
WIND BARRIER
SHEET METAL FINISHING

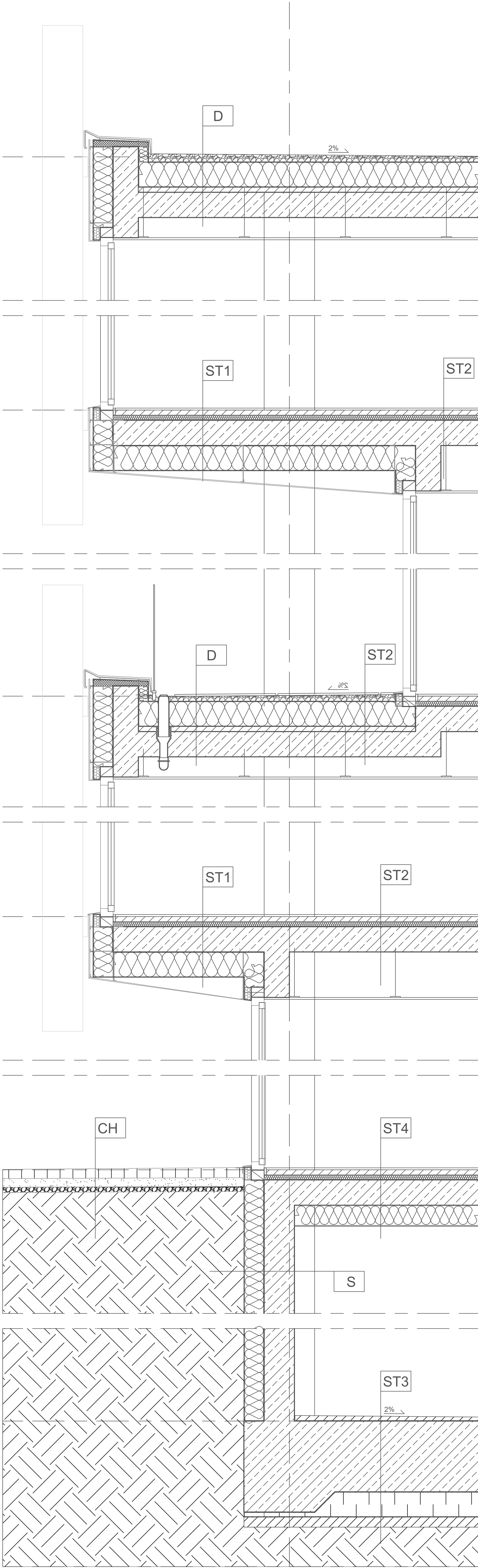
ST2 - INTER-STORE CEILING
FINISHING - 2CM
SCREW - 5CM
ACOUSTIC INSULATION - 5CM
MONOLITHIC CEILING - 25CM
SUSPENDED CEILING

ST3 - FOUNDATION SLAB
CONCRETE SCREED - 5CM
WATERPROOFING
FOUNDATION SLAB - 70CM
VAPORIZATION BARRIER
RIGID INSULATION - 25CM
WATERPROOFING
SCREW

ST4 - INTER-STORE CEILING
FINISHING - 2CM
SCREW - 5CM
ACOUSTIC INSULATION - 5CM
MONOLITHIC CEILING - 25CM
WOOD WOOL THERMAL INSULATION - 25cm
FINISH - 2cm

CH - PAVEMENT
CONCRETE BLOCKS - 8cm
BED - 6cm
GRAVEL - 7cm
EARTH

LIST OF ROOMS		
NUMBER	SURFACE	FLO OR
1	3572 m²	-1
2	18 m²	-1
2.1	4 m²	-1
2.2	8 m²	-1
3	18 m²	-1
3.1	6 m²	-1
3.2	9 m²	-1
4	18 m²	-1
4.1	6 m²	-1
4.2	27 m²	-1
5	18 m²	-1
5.1	22 m²	-1
6	33 m²	-1
6.1	14 m²	-1
7	35 m²	-1
7.1	13 m²	-1
7.2	45 m²	-1
7.3	45 m²	-1
7.4	98 m²	-1
1	387 m²	0
1.1	41 m²	0
2	109 m²	0
2.1	16 m²	0
3	123 m²	0
3.1	13 m²	0
4	123 m²	0
4.1	14 m²	0
5	24 m²	0
6	14 m²	0
7	59 m²	0
8	59 m²	0
8.1	13 m²	0
9	28 m²	0
10	21 m²	0
11	2 m²	0
11.1	6 m²	0
12	5 m²	0
13	6 m²	0
13.3	7 m²	0
14	19 m²	0
15	18 m²	0
16	18 m²	0
17	80 m²	0
17.1	12 m²	0
18	92 m²	0
18.1	12 m²	0
19	87 m²	0
19.1	12 m²	0
20	81 m²	0
20.1	12 m²	0
21	93 m²	0
22	75 m²	0
23	145 m²	0
23.1	13 m²	0
23.2	2 m²	0
23.3	2 m²	0
23.4	21 m²	0
24	16 m²	0
25	130 m²	0
25.1	16 m²	0
25.2	11 m²	0
25.3	2 m²	0
25.4	1 m²	0
26	5 m²	0
26.1	2 m²	0
27	187 m²	0
27.1	8 m²	0
27.2	6 m²	0
27.3	2 m²	0
27.4	2 m²	0
27.5	24 m²	0
28	4 m²	0
28.1	2 m²	0
29	85 m²	0
29.1	9 m²	0
29.2	13 m²	0
29.3	2 m²	0
29.4	1 m²	0
30	16 m²	0
31	7 m²	0
32	13 m²	0
1	138 m²	1
1.1	14 m²	1
2	140 m²	1
2.1	13 m²	1
3	107 m²	1
3.1	14 m²	1
4	83 m²	1
4.1	9 m²	1
5	34 m²	1
6	484 m²	1
7	136 m²	1
7.1	14 m²	1
8	29 m²	1
9	18 m²	1
10	8 m²	1
11	6 m²	1
11.1	6 m²	1
12	5 m²	1
13	8 m²	1
13.1	12 m²	1
14	51 m²	1
14.1	31 m²	1
14.2	8 m²	1
14.3	5 m²	1
14.4	2 m²	1
14.5	27 m²	1
14.6	20 m²	1
15	69 m²	1
15.1	12 m²	1
16	105 m²	1
16.1	12 m²	1
17	99 m²	1
17.1	12 m²	1
18	110 m²	1
18.1	12 m²	1
19	625 m²	1
19.1	5 m²	1
20	55 m²	1
20.1	7 m²	1
21	5 m²	1
21.1	16 m²	1
22	5 m²	1
22.1	16 m²	1
22.2	4 m²	1
23	9 m²	1
24	18 m²	1
25	16 m²	1
1	390 m²	2
1.1	21 m²	2
1.2	20 m²	2
1.3	4 m²	2
2	34 m²	2
3	16 m²	2
3.1	1 m²	2
4	30 m²	2
4.1	15 m²	2
4.2	44 m²	2
4.3	9 m²	2
4.4	7 m²	2
4.5	10 m²	2
4.6	9 m²	2
4.7	21 m²	2
4.8	18 m²	2
4.9	2 m²	2
4.10	2 m²	2
5	4 m²	2
6	6 m²	2
6.1	5 m²	2
7	4 m²	2
7.1	272 m²	2
1.1	5 m²	3
1.2	5 m²	3
1.4	76 m²	3
1.5	51 m²	3
1.9	38 m²	3
1.10	38 m²	3
1.8	95 m²	3
1.9	73 m²	3
1.10	100 m²	3
1.11	107 m²	3
1.12	53 m²	3
1.13	77 m²	3
1.14	81 m²	3
1.15	73 m²	3
2	122 m²	3
3	8 m²	3
4	8 m²	3
4.1	6 m²	3
5	8 m²	3
5.1	5 m²	3



SECTION ELEVATION

1:20