



View from Northeast



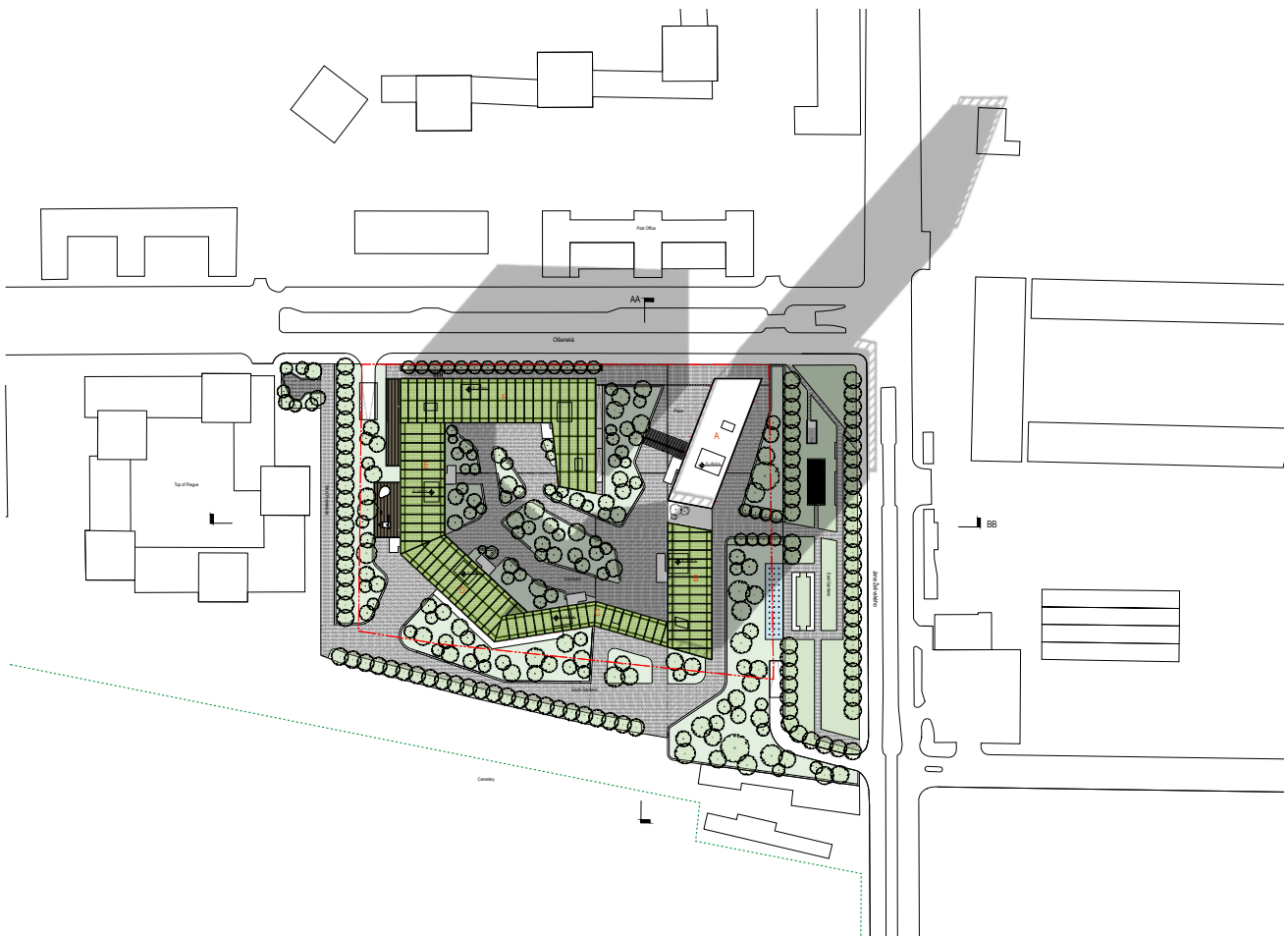
Aerial View from Southwest

The transformation of the traditional city superblock with connected buildings that define street edges and enclosing a central courtyard is a fundamental organizational principle of this design. This typology reflects much of historic Prague. In our design proposal, a unified, continuous and ascending building composition with stepping roof gardens surrounds a central public garden. The massing culminates at the main tower at the northeast corner of the site maximizing views in all directions. Each side of the development responds to various zoning, setback, and shadow constraints, to maximize natural light and views. A public plaza is created at the northeast corner of the block at the base of the main tower, which is the ceremonial gateway into the central Urban Garden. The rich and dense free-form landscape is connected to the surrounding gardens to the east and south, visually permeable and accessible from all sides through strategically placed openings. The building's singular and undulating form in plan and elevation are juxtaposed onto the ground plane which defines the unusual shape of the garden, and gives a dynamic spatial quality to the landscape. The Urban Garden is intended to be airy and generous, a natural setting attracting the public and residents with paths through the block as urban passage, viewing corridors and opportunities for various community activities. It also provides access and entry to the individual component lobbies of the residential complex, mindful and sensitive to human scale. Retail spaces along the streets of Olšanská and Jana Želivského at north and east respectively are designed with arcades that will further promote activity. Additional retail is located at the west as well as a kindergarten with its own dedicated playground. The design of the park spaces along Jana Želivského Street and on the south side of the grounds towards the cemetery is integral to the overall landscape design, physically and visually connected to the central garden.

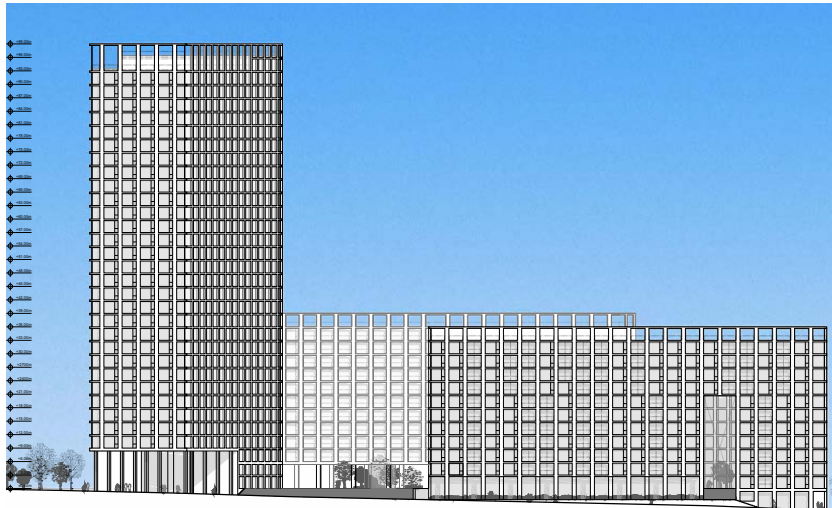
While the building's expressive shape and movement is specific to optimizing orientation, views, natural light, and responding to immediate context, the tower portion of the building practically and symbolically faces Žitkov Television Tower, the center of Prague, and Prague Castle beyond. The design of the facade is a simple and elegant solution of glass walls recessed into a uniform structural frame finished with white plaster, with various combinations of floor to ceiling windows with operable panels, terraces and balconies with and without shutters, all of which create a 3-dimensional texture and give rhythm to the facade. A straightforward structural system is proposed, with an efficient planning module that accommodates all types of units, animated by the various depths of the facades contained within its cellular structure. The recommended program distribution of smaller flats at the lower floors and larger ones at the most desirable higher floors is reflected in stacked tiers and the gradual ascent of the massing towards the southeast and northeast. This proposal allows maximum flexibility to modify total area, total number of units and its mix as the project warrants, without compromise to the design concept. The current configuration as shown fulfills the target of approximately 1,250 units, recommended percentage distribution of unit types, with a total gross floor area (GFA) of approximately 106,000 m<sup>2</sup> above grade.

The comfort of the residents is a priority to maintain a sense of a protective and private enclave; each dedicated lobby to clearly identifiable sections of the building has access to its own roof garden, designed as green roofs with built-in benches, trellis with vines, perimeter walking paths, and integrated cores. The different character of each section of this building makes the scale feel appropriate while reinforcing the sense of community. From within the residential units, unobstructed long distant views are maximized with optimum balanced daylight for as many residential units as possible.

Current existing traffic patterns will be respected and carefully studied for minimum environmental impact from added loads of the new development. Both vehicular and pedestrian circulation will be designed for clear and fluid movement and connections through this newly activated area.



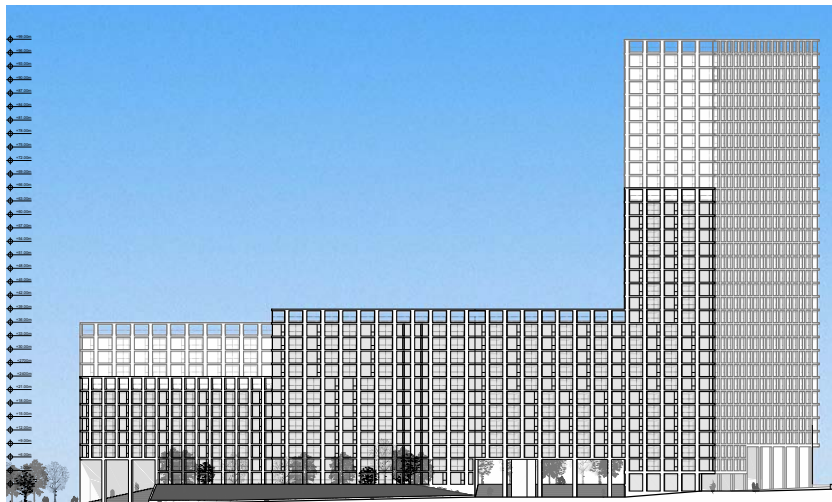
Site Plan  
1:1000



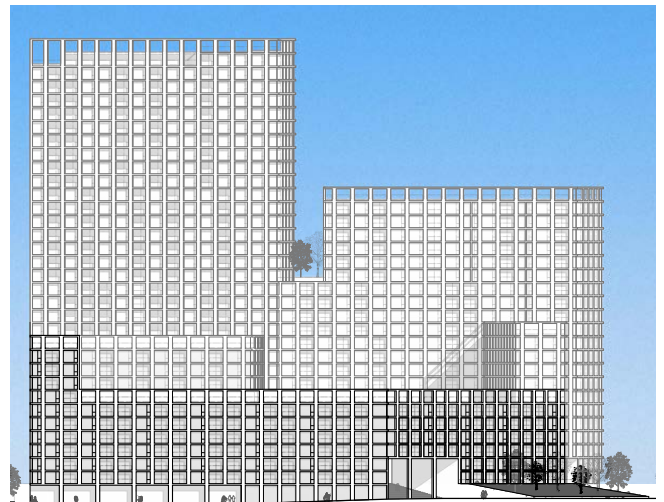
North Elevation  
1:500



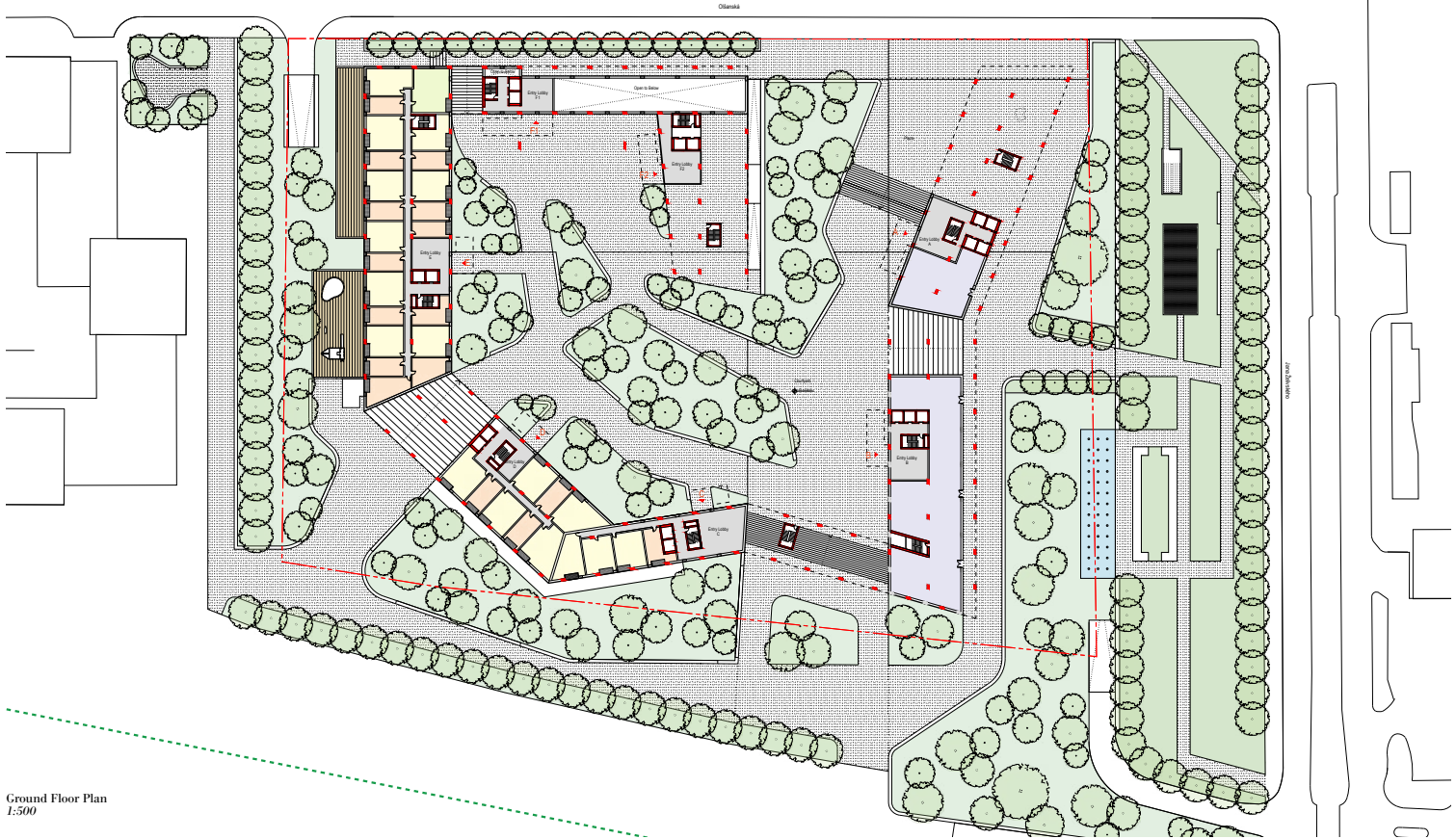
East Elevation  
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South Elevation  
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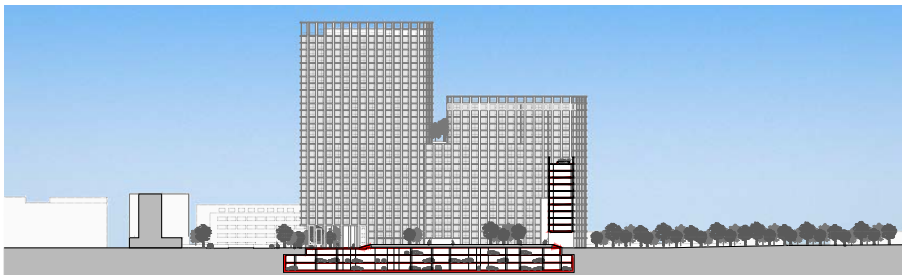
West Elevation  
1:500



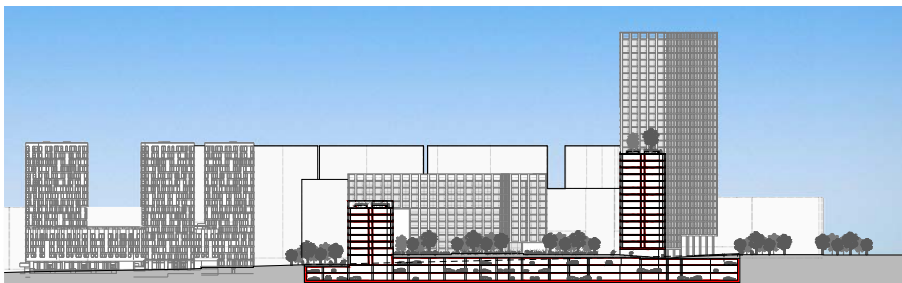
Ground Floor Plan  
1:500



Typical Floor Plan  
1:500



Urban Section A  
1:1000



Urban Section B  
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