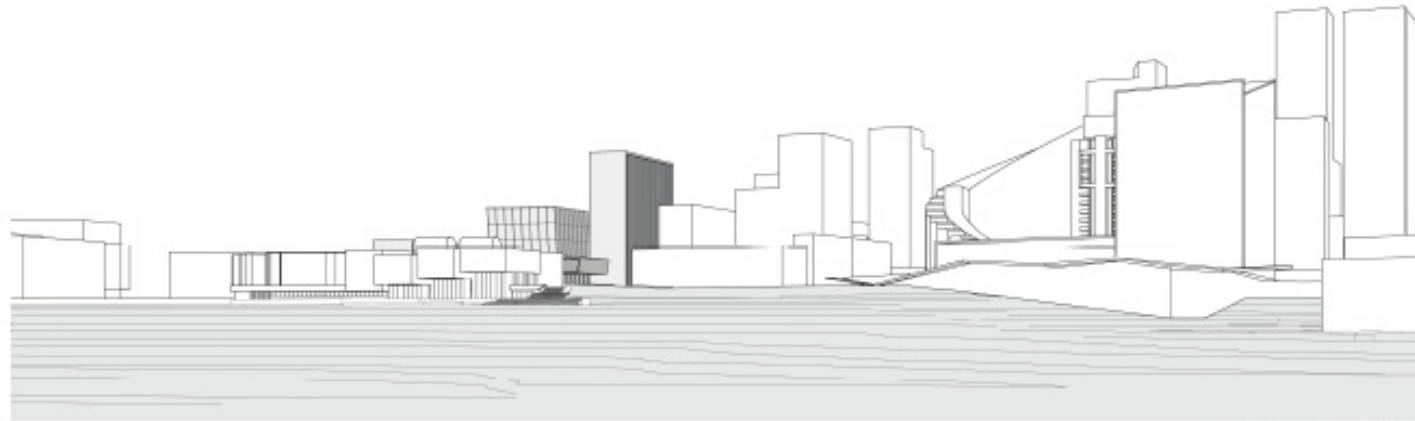


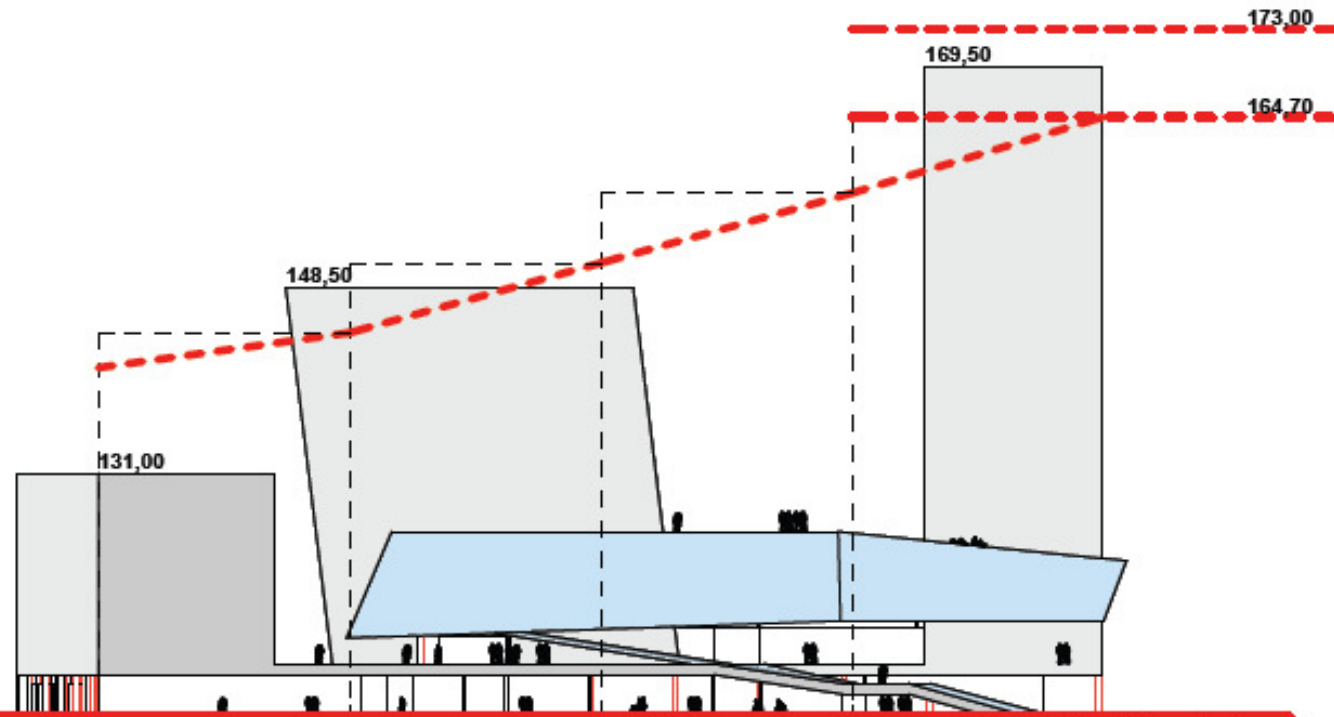
"KONSTITUCIJOS AVENUE 21"

AUDRIUS AMBRASAS ARCHITECTS

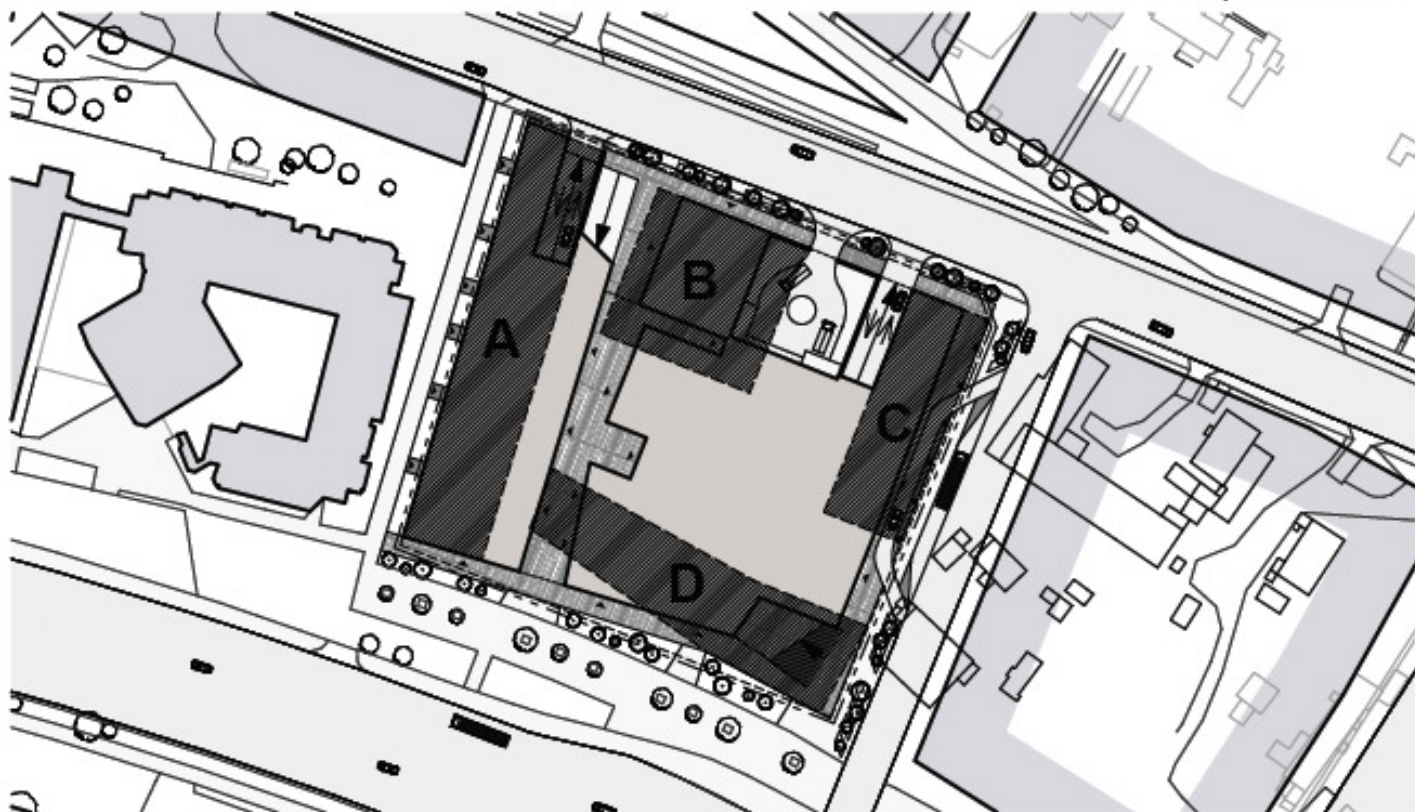
EXPLANATORY NOTE



View from White bridge



Konstitucijos elevation scheme

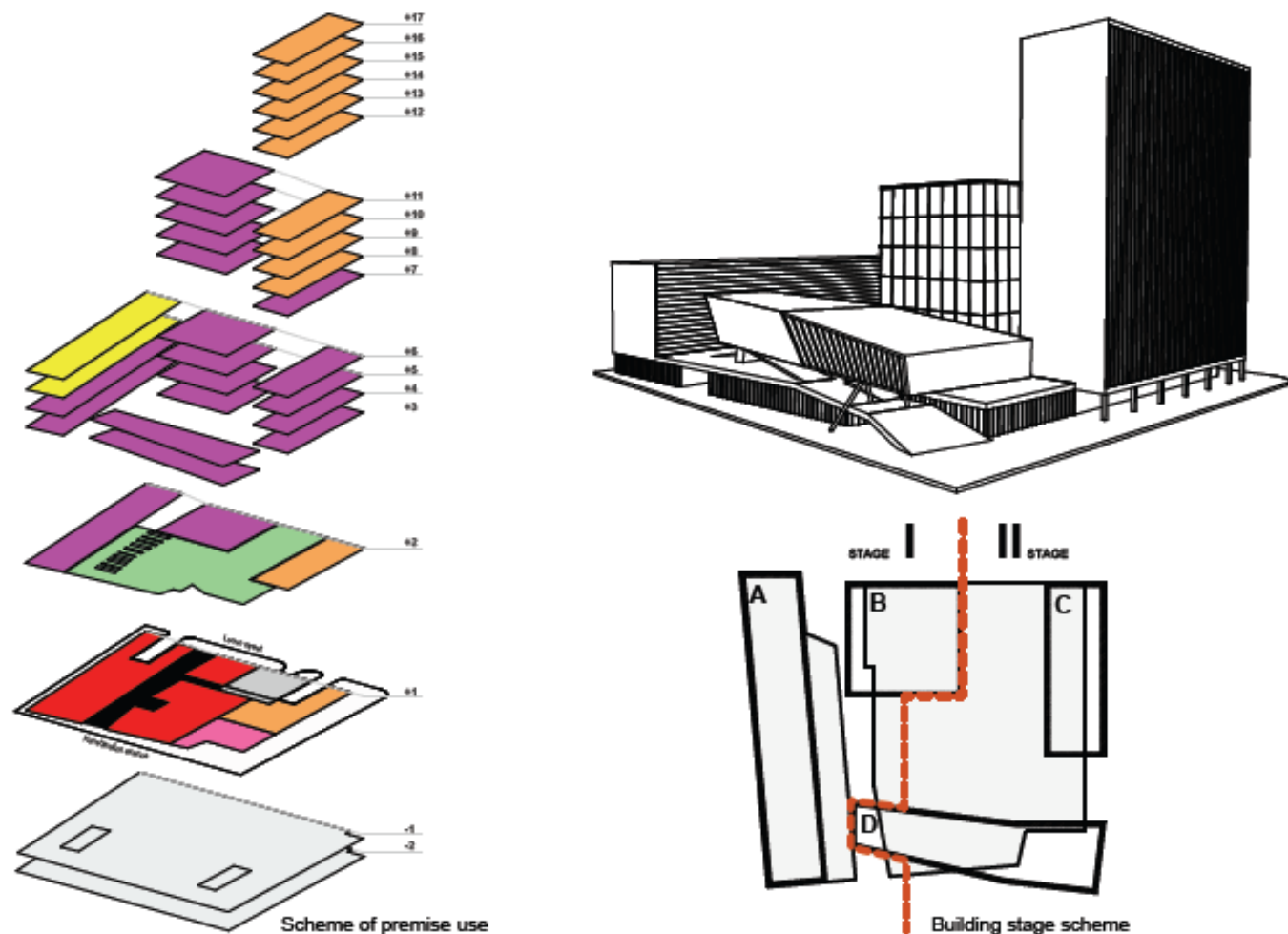


Master plan scheme

Conception

Urban concept of the proposal is based on the zoning plan conception of right bank of the river Neris, which should form a "mountain" of existing and future high rise buildings. We decided that the new building proposal should continue the realization of previously mentioned concept to create additional quality of cityscape, and together with future buildings to create urban background for such important buildings like National Art Gallery.

The urban complex proposal is based on five principal architectural parts. One storey part covers almost all site area that has four buildings on top of it. Five storey (+ ground floor base) building A is aligned to the West boundary of the site so that create clear and simple spatial connection with current and future buildings. Building B is next to the building A along Lvovo street. Ten storey (+ ground floor base) building is skewed to add dynamic to the whole complex. Building C is faced to the new street in the East side of the site. It is the highest sixteen storey (+ ground floor base) building which overstep +164.7 m altitude to create balance of complex volumes and proportions. This building is located further from the Konstitucijos avenue and affects avenue space less creating more human scale of avenue and meanwhile is observable in the cityscape from important panoramic view points of the city. Building D is the most exceptional of the complex and is placed along the Konstitucijos avenue. This two storey building is raised up from the ground floor base to create horizontal gap for visual connection between Konstitucijos avenue, National Art Gallery, the river and green roof terrace on the base part of the complex. Building D extends the line and the height of buildings in Konstitucijos avenue, though unexpected shape of it's volume makes a conversation with building B and creates outstanding image of the whole complex.



Functional uses

Excluding two levels of underground parking the complex is based on four types of building uses: commercial, office, hotel and living apartments. The major part of ground floor is set for commercial premises for rent, except hotel reception, restaurant and other service premises. In the building A there are three floors of offices and two upper floors for apartments to have enough insolation for living premises. The whole building B as well as building D are set for offices. Ten upper floors of building C are hotel rooms and floors from second to seventh - offices.

All premises and buildings are mainly accessible from the ground level around the whole complex. For the entrance to the building A is designed the green pedestrian strip between complex and current building in the West side. The entrance to the building B - from the Lvovo street. The entrance to the hotel - from the new street in East side of the site. The building D is accessible from Konstitucijos avenue as well as from the green roof terrace. There is a half covered open air passage on the ground floor between building A and B/D. The commercial premises in the middle of the ground floor base are as well accessible from the passage, which gives us maximum usage of all square meters. The previously mentioned passage can be closed at night hours or even it is possible to remake it into inside building space, if there is some need.

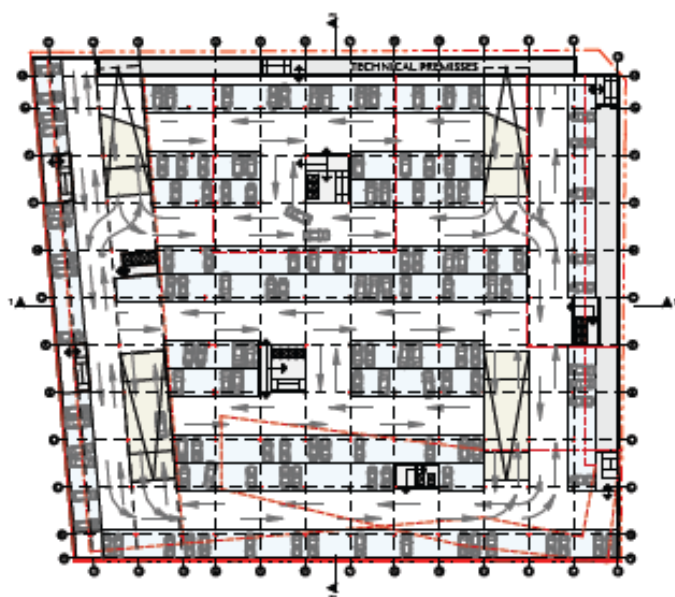


Level	Residential	Offices	Hotel	Commercial	Restaurant	Parking	Service	Green roof / terrace	TOTAL
-1							9131		9131
-2							9131		9131
1			874	3652	636		600	3915	6626
Building	A	B	D	C					
2	1478	1048		824					3350
3	1478	1048	1170	824					4520
4	1478	1048	1170	824					4520
5	1478	1048		824					3350
6	1478	1048		824					3350
7		1048		824					1872
8		1048		824					1872
9		1048		824					1872
10		1048		824					1872
11		1048		824					1872
12				824					824
13				824					824
14				824					824
15				824					824
16				824					824
17				824					824
Sum	7380	10480	2340	7284				3915	
TOTAL	2868	22198	9114	3852	636	18262	600	3914	58282
									40020
									38556
									32773

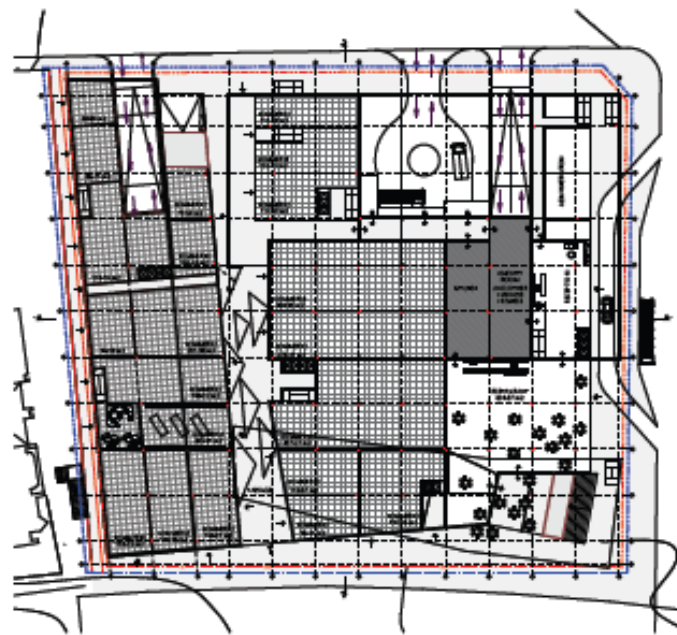
Counting

So that achieve maximum flexibility the configuration of plans of all buildings' are designed very plainly and reasonably. The green roof terrace on the complex base part is designed to use for such needs as little park space, square, terrace for restaurant or café, children playground .

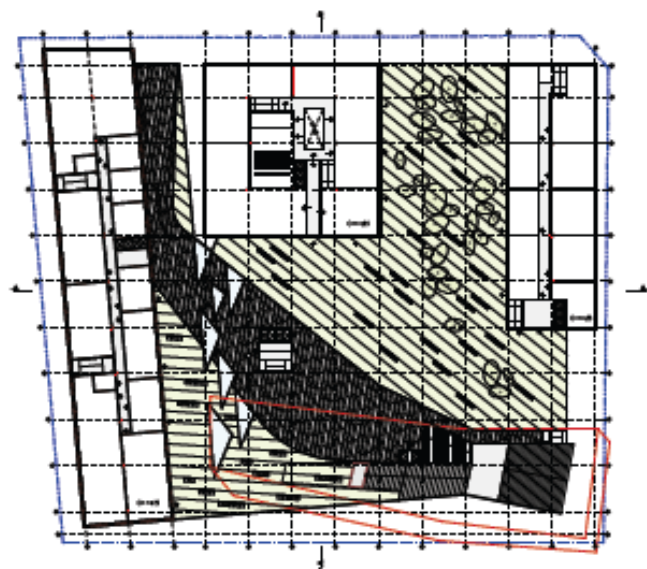
The complex can be built basically in two stages. The first stage - building A and B with the part of the ground floor, the second stage - the rest buildings C and D with the ground floor. Depending on engineering and construction solutions there there is possibility to build separately one by one all buildings A, B, C, D.



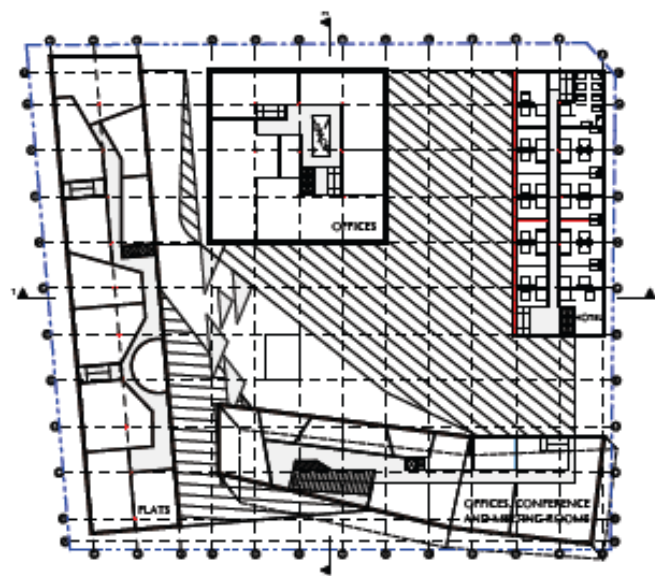
-1st parking floor plan



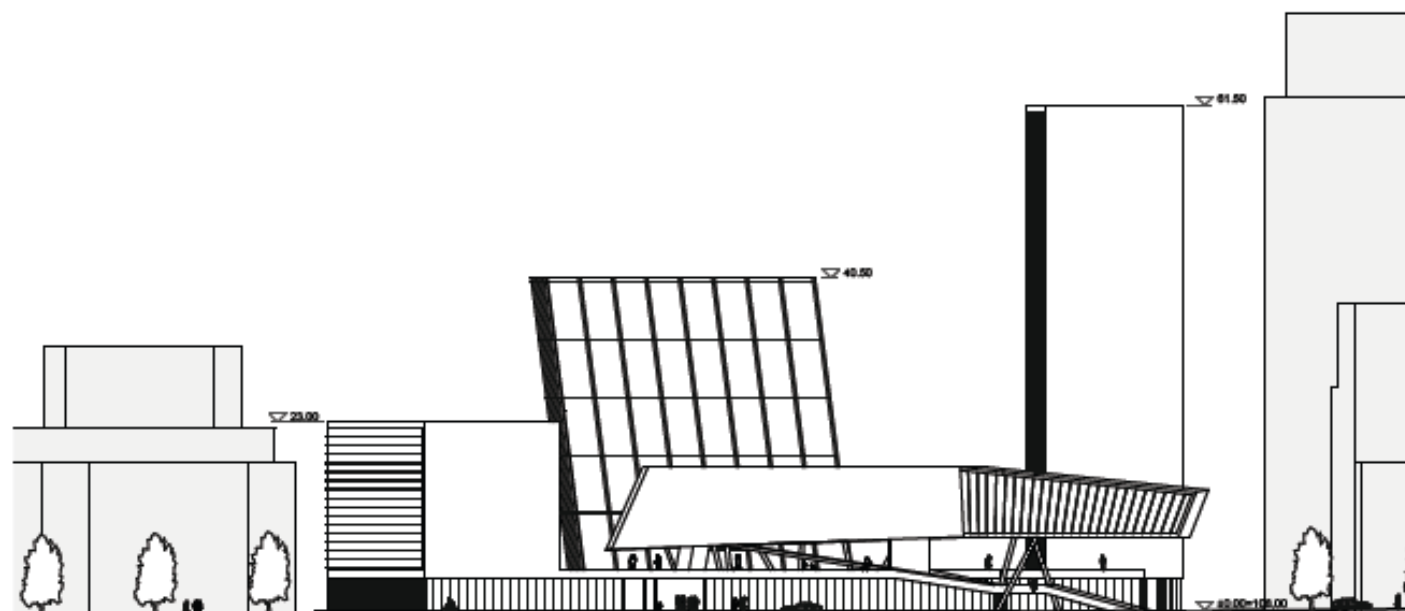
Ground floor plan



Second floor plan



Typical floor plan



Konstitucijos avenue elevation

Traffic

There is no internal traffic system in the complex except two underground parking levels. All traffic entrances to the complex are organized from the Lvovo street. Under the building A and near the building C there are entrances to the underground parking. And close to the building B there is service entrance for special transport to serve offices, hotel, restaurant and other commercial premises. There is path to drive near the hotel reception by car from the new street in East and two bus stops for tourist busses in front of the hotel.

Sustainability

The planning - that is the key tool for architects to achieve sustainability. An effective volume and logical plan of a building give the major part of buildings passive sustainability. In this project the volumes of buildings are designed reasonably thick so that to have enough lighting inside. The structure of the plan is very clear and flexible thus using all square meters of the floor. Effective usage of square meters allows to use less resources during construction and exploitation period and takes maximum benefit of build area. The others tools of passive and active sustainability depend on site place specifications, effectiveness, complexity, conception, economical and ecological counting and etc, and can be added to the design at the later stages of the project.

Specification

Site area	-	9720 m ²
Built area	-	7576 m ²
Built density	-	78 %
Built intensity	-	3.37
Green area (incl. green roof)	-	34 %
Underground parking places	-	255 + 288 = 543