



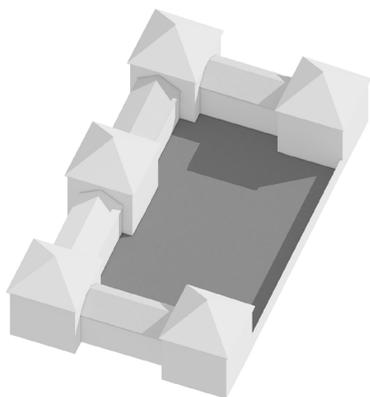
RRUMAI

Radvila Palace Museum of Art

Idea

The restoration and adaptation project of the Jonušas Radvila Palace complex for the Lithuanian National Museum of Art (LNDM) aims to achieve several primary objectives:

- The uniqueness of the Jonušas Radvila Palace complex is preserved by representing all layers of property development highlighting the complex history of the city. Therefore the newly designed buildings refer not only to the loss of the primary palace structure but also to the development of later historical structures.
- The internal structure of the museum will open as many existing authentic spaces as possible, preserving their unique spatial and material properties, and add new content.
- The end goal is an active museum boldly communicating the museum's internal (hitherto unseen) processes with open repositories and workshops, creating new possibilities for operation and presentation of collections, and emphasizing the educational potential of art (and heritage).

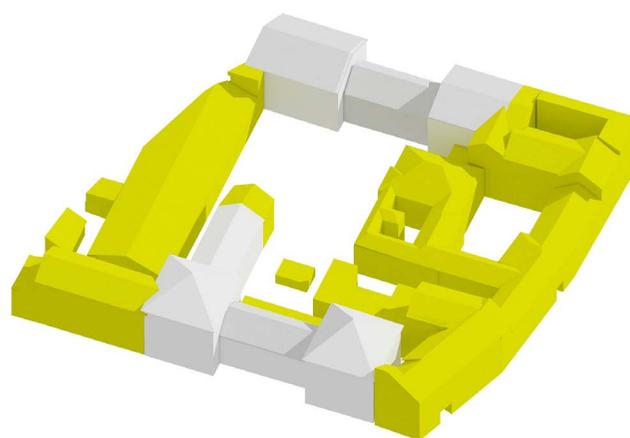


Radvila palace in the mid. 17th century

Urban concept

The historical and archaeological research of the area of the Radvila Palace territory reveals a complex past illustrating the development of the city and state since the 16th century. This project aims to create an integrated museum complex connecting the existing Radvila Palace buildings in the northern part of the territory with the Liejyklos St. building being renovated now, while also drawing in other valuable buildings on the eastern portion of the plot.

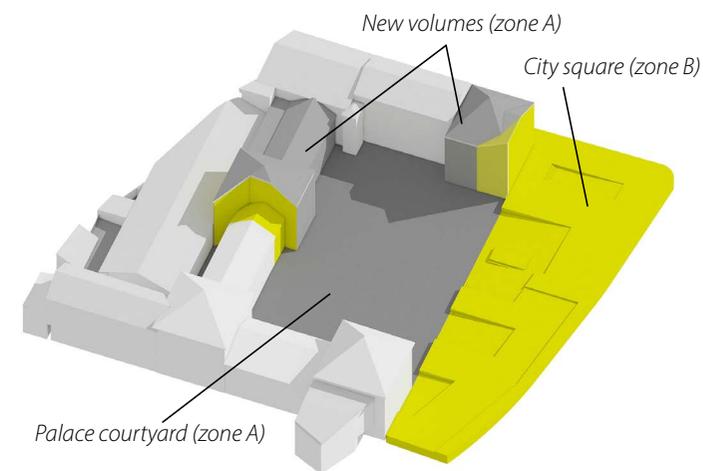
This project proposes a solution that reflects the historical development of the Radvila property: the primary building design finally forms the main, subconsciously existing, U-shaped structure of Jonušas Radvila palace with 5 pavilions (towers), and the subsequent perimeter building of the 19th and early 20th centuries. The new central pavilion and adjacent building connect existing buildings in the south, north, and eastern part of the plot. The Radvila Palace territory (Zone A) is clearly demarcated and lowered to the level of



Pre-war Radvila property with dense perimeter quarters along the Vilnius St.

the historic courtyard level. The rest of the territory (Zone B) at Vilnius St. is designed as an emphatically smooth plane, gradually transforming toward the topography of the historical edifice. The high contrast and gradually descending (via amphitheater/ramps) public space (Zone B) along Vilnius St. creates a theatrical transition from the 20th century space to the courtyard of the 17th century palace.

A unique complex of spaces in the eastern part of the territory, in the former courtyard, has dominated the former interwar sports complex, which is transformed into an exclusive exhibition space and small technical outbuildings to form cozy courtyards. Some of these buildings are adapted by reconstruction, while others are replaced by new exhibition spaces under the rising plane of the inner courtyard without changing their urban texture.



Memory inspired hybrid volumes and public space

Architectural concept

The architectural concept of the Lithuanian National Museum of Art at the Radvila Palace combines the functional and heritage protection aspects of the Radvila property. The existing multifaceted volumetric-spatial structure is complemented by new, functional solutions giving them a memory inspired volumetric solution. The project aims to connect the now separate museum buildings: the Radvila Palace buildings in the northern part, the former sports complex in the center, and a newly renovated building on Liejyklos St. The projected central junction forms a central entrance and important functional connection for visitors, staff, and technical museum services, combining the whole complex into a single museum body. At the same time, we aim to create a more cohesive silhouette of Radvila Palace in terms of its initial buildings as well as subsequent transformations. The south-west pavilion in development on the foundations of the former multi-story building offers transformable exhibition spaces on first and second floor levels, as well as universal premises in part of the ground floor, opening the basement space and exposing existing foundations, which can be seen through the façade. The inner structure of the southern pavilion is “virtual” and can be transformed in three dimensions via a movable (large elevating platform) quarter part of the floor. This allows movement of the visitors and the display of large vertical objects on different levels of the pavilion. Access to the exhibition spaces is provided via existing openings in the facade of the existing building along Liejyklos st. and deliveries via the large gate in the north-eastern corner of the pavilion. The façade of the newly designed buildings is openwork, gently adjusting the size of the openings according



Courtyard view

to the functional purpose of the interior spaces and the adjacent façades. The openwork of the repetitive rectangular shapes made of embossed colored pre-fabricated concrete elements with integrated aluminum construction windows is inspired by the heavy, relatively small windows of the existing palace, with a typical dens division and stepped window edging. The tactility of the façade is close to the character of plastered façades with moldings. Its structure can be easily manipulated by marking missing façade elements or matching new ones to the character of existing heritage buildings.

Heritage aspect

When it comes to something as complex as a heritage object, it is difficult not to notice the large conceptual gap between the physically existing object itself that is rather poorly recorded in historical sources and the symbolic heritage. Thus, documents on the list of valuable properties state that the 2-story First East Building is preserved, although the surviving building is actually 3 stories high. The reconstruction of the western pavilion according to the medal by S. Dadler, regardless of the characteristics of the building that actually existed



Temporary exhibition hall



1st floor hall

before its explosive demolition for the purposes of the scenography of a Soviet film, can be attributed to the same phenomenon. The project aims to address this issue by developing a hybrid solution incorporating a supposed, documented, and new functional motivated architectural solution.

The important historical complexity of the existing complex allows us to look at the heritage aspect from an educational point of view, expanding our understanding of its historical context. The complex property history has determined the eclectic complex that now exists, so it is especially important to look sensitively at the surviving traces of all eras, presenting them to the public while emphasizing the authenticity of the complex. We suggest preserving the elements of all periods, in individual cases

supplementing them with new functional elements, and combining them into an identifiable whole.

We plan to restore the oldest unrestored First East building revealing its complex transformation and concept of restoration gradation, revealing these both internally and externally. The intensity of façade restoration and recreation of elements decreases from the northern part towards the central pavilion located at the 1804 outbuilding, where it moves to conservation of the current condition. The arched gate of the days of the palace is restored with a façade decor on the north side of the building and the gates to the south are indicated highlighting their subsequent masonry. Inside, we plan to dismantle most of the existing wooden floor slabs, recreating of if possible restoring

just the existing second-floor construction at the west façade. Exposed to the public art depositories with glass partitions and a floors occupy the eastern part of the building. Their volume parameters identify the spaces of the two-story palace. On the ground floor of the building, it will be possible to see this complex with the surviving polychromic decor of the walls. The northern pavilion and building were heavily reconstructed in 1980's, so their structure will only change minimally. An important aspect is the Western Pavilion, a late Soviet-era building inspired by the famous medal by S. Dadler, is that it replaced a former Protestant chapel and later a synagogue, drastically altering both the exterior and the integral interior. In response to this history, we propose using the flexible modernist hall with a separate



Section of the central pavilion

entrance, spacious hall, and stairs by reconstructing the balcony of the hall expanding its versatility. The north-eastern wing is adaptable to hold exhibitions with minimal modification. We pay particular attention to the sports complex, whose excellent interior space (950 sq. m.) is adapted for temporary exhibition hall without substantially changing it, preserving the elegant interwar roof structure. This space is locally combined with small buildings and courtyards along the eastern boundary of the property extending the functional and spatial possibilities of the hall.

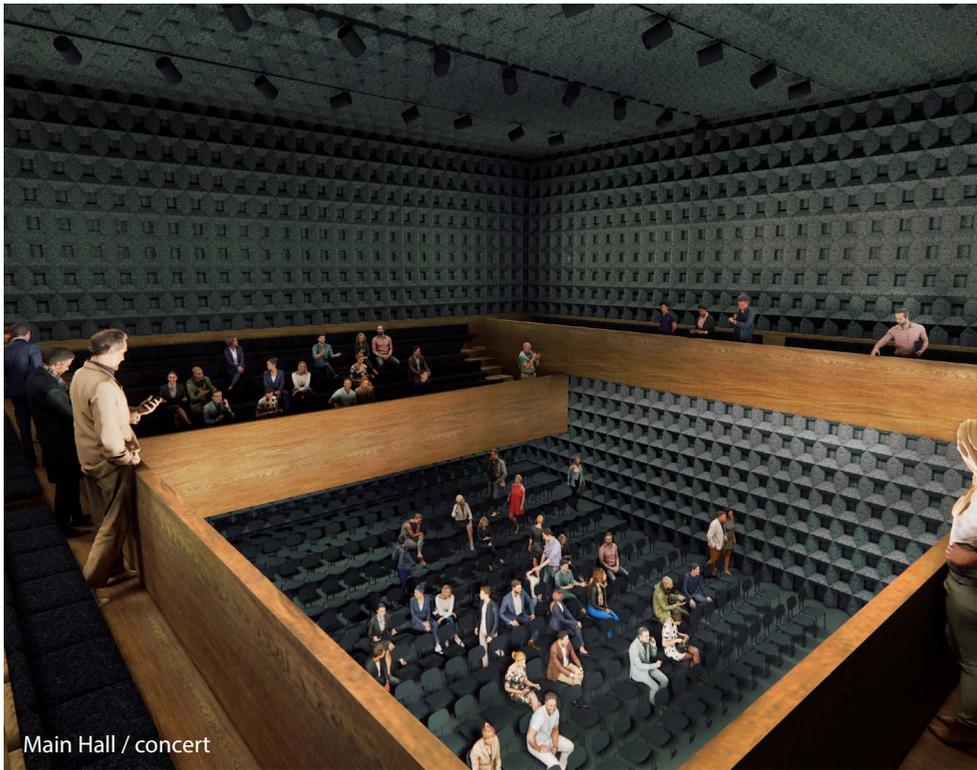
Functional structure

The project proposes a new functional concept for the museum to open up previously unseen interior spaces

and processes. The new part of the museum focuses on open art repositories, which dominate the central hall the first floor level of the palace east wing and directs flows of visitors to the side (south and north) buildings. We're designing the central area of the pavilion for movement and visual connections on the vertical axis as well as directly connect the main entrance from the outdoor side to the temporary exhibition hall (former sports complex), providing a reception, cloakroom, bathrooms, and a museum shop nearby. The central pavilion becomes the main space distributing the movement of visitors: intuitive connections are formed between all the main spaces and expositions, a hall of alternating expositions directly on the ground floor (former sports complex, 950 sq. m.), the beginning of the main exposition on the

second floor, and an additional multi-functional hall (160 sq. m.) accessible by elevator and spiral staircase on the third floor (roof level).

The main exhibition spaces can be divided into 4 rings, each beginning in the new central pavilion. Moving from the central pavilion along the archives to the south, ramps can be used along the art repositories towards building on Liejyklos st. exhibition spaces located on the first and second floor of the building: they can be used for separate exhibitions or as a coherent path, while also connecting the newly formed South Pavilion. Moving north, you enter the historic second floor of the First East Wing (existing), which connects to the first floor of the northern flank that houses two further exhibition routes that can be combined into one sequential ring of movement. Additional exhibition spaces will be provided in the north pavilion and buildings (First and Second Houses) in the north-east corner of the site: these spaces can be used as part of the overall exhibition, separately with access to the ground floor of the North Pavilion, or as an additional part of the temporary exhibition (former sports hall) through the newly designed exhibition space under the raised courtyard. These spaces are particularly attractive during the warm season, as they offer an appealing connection to the patio spaces in the courtyard, which become easily adaptable to art exhibitions, small events. The end of all the exhibition routes of the main expositions is the North Pavilion or the Central Pavilion: on the ground floor level these spaces in the historic First East building are connected by a museum shop with a café, and in the north building - educational spaces. The project provides for two universal event/exhibition halls. The small hall is in the central pavilion on the third floor level of 160 sq. m.



Main Hall / concert



Main Hall / performance

(about 150 seats). The large hall (about 460 seats) will be in the existing Western pavilion using the hall on the first floor with a modernist staircase and newly designed bathrooms, as well as an elevator. By abandoning the technically unnecessary operator's room in the hall space, a transformable amphitheater on the 1st floor is planned with a balcony with seating on the entire perimeter of the hall at the level of the existing balcony. An elevator serving all floors of the building and bathroom blocks is provided in the stairwell area. The hall can act as an exhibition space by connecting with the exhibition spaces on the 1st floor or as a separate event hall with an entrance from Vilnius St. through the existing hall with the large museum café, providing an outdoor area of the

café in the courtyard of the palace. The ground floor of the existing northern building will provide educational spaces with connections to the main entrance in the Central Pavilion, as well as a café and event hall entrance hall in the Western Pavilion. We're planning a technical and exhibition reception area of the museum in the newly designed Second East Building. This particularly important technical area directly connects the spaces serving the main exhibitions, repositories (archives), museum staff spaces, and workshops, as well as connects directly with the temporary exhibition hall (former sports complex). This area is deliberately designed with a gate and access from the museum/palace courtyard, declaring openness

and exhibiting the normally hidden processes of the museum. In addition, this large technical space will ensure the preparation of large-scale exhibits for outdoor expositions or will act as an auxiliary technical space for servicing large events (concerts and performances) in the courtyard of the palace. At the eastern boundary of the property, next to the exhibit unloading area, a large (3.5x4.0 m) elevator is planned, serving all the newly designed levels nearby and the existing building on Liejyklos St. The exhibition reception area (150 sq. m.) provided on the ground level can serve as an additional exposition workshop, next to the material warehouse and access to the freight elevator next to the temporary exhibition hall, staff room, and packaging material

warehouse in the existing building along the Liejyklos st. We propose a basement workshop (125 sq. m.) provided with natural light through a recessed courtyard, a storage room for temporary exhibits, as well as part of the museum's repositories (265 sq. m.) for graphics, painting, textiles, photography, and other works of especially sensitive art. Part of the underground repositories are exhibited along with the remains of the central pavilion foundation, via glass floor in the main entrance hall (Central pavilion). Most of the repositories for painting, textiles, sculpture, and design objects (417 sq. m.) are planned on the 1st floor throughout the central part of the complex, with access to the freight elevator in the newly designed Second East building. The repository block, separated by fireproof glass walls and floors, extends above the entrance hall in the Central pavilion, and on the east side of the historic First East Building, on the 1st floor level of the original palace. Thus, the archives in this oldest part of the complex capture two structures from different periods. The top height of the premises (6.0 m) in the underground part and (5.0 m) on the 2nd floor level allow accommodation of a large number of works of art while exhibiting them.

On the west side, there are the three-story spaces, preserving the third floor level, dismantling the existing second floor ceiling, and partially restoring the arched gate. On the east side, the transparent archives highlight the two-level structure.

On the 1st floor of the building currently under renovation on Liejyklos St., the premises of the museum administration and staff are envisioned, instead of the currently planned visitor reception spaces, that will be minimally reorganized, in the current basement: staff premises and auxiliary premises for the museum

administration. This area is convenient due to direct connections with the exhibit reception area, workshops, and repositories in the new Second East building. As additional solutions for the technical accommodation of the expositions, the additional large elevators foreseen for both visitors and exhibits in the north-eastern corner of the complex (Second House) would serve the entire northern part of the complex over three floors. This elevator is accessible from all floors of the First House adapted for exhibitions. The delivery of exhibits is solved through the alternating exposition hall (former sports complex), ensuring the delivery of large objects to the exposition spaces in the northern part. This solution allows ensuring museum administration, technical staff (a total of about 50 jobs), art work with workshops, repositories, temporary exhibition halls and technical elevators and stairs serving them, and a central hall and conference hall without interfering with main visitor flows. Employees and staff would use the convenient existing access from Liejyklos St. Works of art and other large works will be delivered through the courtyard of the palace, providing a large (3.5x4.2 m (h)) gate reminiscent of the historic arched entrance on the west façade.

The immateriality and essential structural solutions of the building complex

The restoration of the Radvila Palace and subsequent building layers is based on archaeological finds at historic sites. There is construction of a newly designed building, a reinforced concrete monolith with steel structure supports, roof, and trusses (integrated in the façade) in areas of large spans. Insulated pre-fab type reinforced concrete prefabricated elements with

glazing are used for openwork façade constructions, in separate zones combined with cast aluminum elements of similar parameters. The roof construction is twofold: a reinforced concrete bearing roof pyramid (roof-shaped) with insulation and waterproofing with an internal water collection system, and a double roof finish using pre-fab colored concrete elements while maintaining a visual resemblance to façades.

One of the essential elements of the newly designed volumetric structures is the preservation and display of the foundations of the old building. We plan to strengthen the existing foundations by installing reinforced concrete beams under the existing foundations, forming a caisson holding the foundations in the Central Pavilion, later by deepening the basement of new reinforced concrete structures (alt. -6.0 m), so the existing foundations become an exposed hanging layer. The existing foundations under the projected south-west pavilion (at Liejyklos St.) are exhibited, the pavilion structure is supported on several reinforced concrete supports, and the basement floor is raised above the existing foundation, thus separating the new and historic construction elements using existing basement fragments. The existing buildings are managed, reconstructed, and adapted in accordance with heritage regulations, taking into account their intended use. Particular attention is paid to the First East building: existing foundations and walls will be strengthened, part of the openings of the original period will be restored, etc. We plan to dismantle the existing wooden floors in dangerous condition, restoring only part of them on the third floor. We plan to adapt the sports complex by strengthening the existing foundation and walls, as well as reconstructing the roof while preserving the

original metal structures. In the northern flank of the complex, the buildings have been heavily reconstructed or newly built in the 1980s. Local interventions are planned here with minimal changes to the existing building structure of different periods. We are forming openings for elevators, engineering communications, and reconstructing the northwest pavilion hall providing a new balcony on the third floor level. The roof of the northern pavilion is under reconstruction combining the spaces of the third and attic floors. Different roof coverings (materials) are used as an additional means to highlight the silhouette of the Radvila Palace in the city panoramas. The existing buildings of the northern part of the palace and the First Eastern building are covered with a traditional tile coating, while the newly designed ones are covered with colored (warm gray) concrete prefabricated elements and the buildings in the eastern part of the session are covered with light gray tin, separating them from the U-shaped palace. The materiality of the interiors of buildings is dictated by their heritage protection as well as functional and construction technological solutions. The project aims to separate the newly designed elements without the use of additional finishes or exhibiting structures, highlighting the multi-layered nature of the complex.

Essential engineering solutions for a building complex

Engineering systems solutions are integral parts of the project, especially when it comes to the storage and display of climate-sensitive museum exhibits. Therefore, we propose to place the most sensitive storage facilities in a new part of the complex in this project, where it will be possible to ensure the best climatic properties of the

rooms using advanced constructions and engineering systems. We plan to install a combined underfloor heating (with cooling option) and air heating system (using air conditioning system) for heating. The spaces are ventilated separately, with recuperation units located close to the premises, providing an additional humidity support function. In order to ensure the ventilation of existing and projected spaces, conditioning with a humidity support system, and fire protection systems, we offer a distributed climate support system by locating the technical premises locally. An underground technical room under the temporary exhibition hall (former sports hall) is planned to serve the spaces of the central tower, public spaces, repositories and auxiliary rooms in the new building, as well as the alternating exhibition hall. The repositories on the second floor and the multi-functional hall on the third floor of the central pavilion are serviced by equipment provided in the attics of the newly designed wing and the historic Second East building. The space ventilation equipment of the northern part of the complex is used in the attics and basement rooms, and the connections are provided in the newly formed underground ducts. We plan to locate the engineering premises of the new South Pavilion along the existing building along Liejyklos St. in the attic. Repositories and other museum spaces along the way will be equipped with advanced art-friendly hazard detection, fire-suppression, security, lighting and other systems necessary for a public building. We'll pay special attention to the lighting of the museum's interiors, using the most advanced LED specialized dimmable lighting systems with remote smart control, integrating it into the general smart building control system.

All building complex engineering systems are integrated into newly designed building elements, thus highlighting heritage-valuable parts of buildings and providing sophisticated technological aesthetics for new parts.

Fire protection solutions for a building complex

Fire safety is ensured by integrating existing reconstructed and newly designed buildings, creating a new integrated network of intelligent engineering systems. The open central courtyard of the palace, the courtyard on the north side of the neighboring property, and access from Liejyklos St. ensure good accessibility of all major wings to fire trucks. The museum's repositories and workshops provide specialized gas extinguishing and a sensitive fire and smoke detection system. Other public and technical-support rooms of the museum will be equipped with the latest fire detection and, if necessary, extinguishing systems integrated into the smart building system. All newly designed structures use non-combustible (category A) materials.

Building complex compliance with the principles of universal design

The complex is adapted for all groups of visitors and employees, ensuring the accessibility of all representative and technical-work spaces by elevators, comfortable stairs, specially adapted bathrooms, and other premises. We envisage the application of a tactile marking information system and a guiding floor covering system at the entry of the complex. All the spaces of the museum will be equipped with the latest video surveillance, access control, and information systems, which will ensure safe and comfortable use of the spaces.

Stages of building complex execution

Reconstruction and regulation of the building complex can be implemented in 3 separate stages if necessary:

1) Reconstruction of the whole central part with the construction of the Central Pavilion and Second East Building, the Restoration of the First East, and the integration and reconstruction of courtyard and its buildings; 2) Reconstruction and restoration of all structures in the northern part; 3) Construction of the southern pavilion and minimal reprogramming of the ground floor of the existing building near Liejyklos St. and implementing the connection with the new pavilion.

Public space solutions

(Competition areas: description of the proposed solutions for the plot (Zone A) and its access points (Zone B))

One of the main goals of the project is the creation of a high-quality public space, clearly distinguishing the courtyard of Radvila Palace (the museum, Zone A) and the city square on Vilniaus St. (Zone B). The character of these spaces is dictated by their complex past, which is revealed by the gradual descent of the public space towards the oldest surviving part of the Radvila Palace: the level of the First Eastern building, whose floor and entry is about 1.2-1.5 m lower than the sidewalk level on Vilniaus St. In the post-war period, after the demolition of the perimeter, an open space with an indefinite function and parking was created. We treat this layer as the most recent intervention of the modernist space of the 20th century, which we offer as a smooth plane formed from large-format light gray granite slabs. As this plane moves towards the Radvila Palace, it is gradually transformed topographically according to the contours of the historic building that existed pre-war. This transformation



performs several functions: it allocates public space for different uses, such as designating intense foot traffic as well as cycling, on Vilniaus St., gradually descending on the partially green ramps in the courtyards of the former building courtyards, and the elements of the amphitheater create a theatrical descent into the 17th century Radvila Palace level. These descents covered with smaller-sized coarser granite slabs with greenery are used for visitors and freight transport to enter the courtyard of Radvila Palace from the corner of Vilniaus and Palangos Streets. Elements of the amphitheater subtly divide this

integral space into several zones for the gathering and relaxation of different groups of people. For this purpose, a recreation area more intensively full of plant life is being formed by Liejyklos St. with access to the new Southern Pavilion with the possibility to view archaeological layers at basement level, and a small fountain reminiscent of the Vingrė (Kačerga) stream. The area at the central part of the city space is maximally open, with a delicate topographic relief forming several amphitheaters with seating available, as well as creating a view of the Radvila Palace courtyard from several levels, and forming a clear

boundary of the Radvila complex with no physical barrier. The Radvila Palace courtyard space (Zone A), a flat plane designed at the historic level of the palace using washed stone chippings also revealing fragments of old cobbles, foundation elements, is deliberately open and free of additional architectural elements to enable large-scale events as well as outdoor exposition of large art objects. Also important is the tactile effect of the stone chippings in clearly distinguishing the space of the Radvila Palace from the public space of the city. We envision an outdoor café area with a separate entrance in the northern (south-facing) part of the main yard space. An additional entrance to the museum shop is planned by restoring the gate arch on the historic façade of the First East building, ensuring its independent functioning and visibility of the historic building. At the new Second East building, there is an covered patio with large windows for the workshop in the basement. At the main entrance to the Central pavilion, there are benches of minimalist design along the western façade of the central part. An important feature of the project is the use of inner courtyards for small events. For this purpose we offer access to the courtyard from the central hall, in addition to the museum shop-café, which, depending on the time of year, will allow setting up both a large courtyard on the west or the east. The courtyard space rising over new ground floor exhibition spaces creates a small amphitheater for a summer event allowing you to experience new spaces on the east side of the plot.

Pedestrian and transport solutions

The Radvila palace surroundings prioritize pedestrians, cyclists, and other super-light vehicles. So, bicycle parking areas with stands are installed at the green wall





at the Western Pavilion, at the central passage, at the building by the Liejyklos St. north façade (for staff). The access points are designed to allow access to a 15 m. long truck to any part of the main courtyard (for events, etc.), as well as a loading and unloading gate on the west façade. The café in the West Tower and the large function room can be serviced through the existing door from the north façade of the neighboring property.

Competition territory: Solutions for greenery arrangements on the territory and its access points

We propose to preserve trees in the southern and northern part of the territory in the city square at Vilniaus St. (Zone B). We plan to add new trees with greenery, to the area at Liejyklos St. and at the intersection with Islandijos St. We provide for smaller-scale greenery in the southern part of the area, and locally at the amphitheater descending towards the Radvila Palace courtyard. The central part of the city's public space (zone B) and the courtyard are planned without greenery to emphasize

the architectural ensemble. In addition, we will provide a green wall on the southern firewall of the Žinija Society building, separating the perimeter of the Vilniaus St. building from the western pavilion of the Radvila Palace and alluding to the former garden in this part of the palace property. Trees planted during the Soviet era covered the ruins of the historic complex in the central part of the palace courtyard, so we plan to remove them, protecting the large tree at the eastern edge of the property.

Competition territory: we offer lighting solutions for the site and its access points

The city's public space (Zone B) is illuminated more intensively, diverting east beyond the pedestrian and bicycle path by providing four high slender pillars of minimalist design with minimalist design spotlights that form uniform lighting in the city square. Additional smaller lights illuminate parts of the amphitheater and the recreation area at Liejyklos St.

The courtyard of the palace is illuminated more gently, preserving its historical character, concealing the lighting of the courtyard space in the corners of the Western and Southern pavilions and providing gentle architectural lighting of the palace façades, on the courtyard, and on the roofs of the palace and neighboring buildings.

Competition territory: we offer small architectural solutions on the site and its access points

The minimalist character of the space and the desired longevity of the public space dictate the design of the integrated city public space (Zone B), so we're planning the amphitheater seating using a more gently treated light granite surface. We provide small green recreation

area with more intensive landscaping and individual city furniture at Liejyklos St. There are no fixed seats or other spatial elements in the courtyard of the palace, except for the benches of minimalist design at the western part of the central façade. This space is for works of art or temporary design elements that will become more than just exhibits and potential communication tools for the museum.

Competition territory: we'll use essential green/ sustainable solutions on the site and its access points, as well as conceptual engineering solutions

Pragmatic old city solutions become examples of the new urban public space sustainability. Taking into account the general architectural solution, the project strikes a balance between the historically open architectural space and the tree-filled spaces of the city center hiding war scars from the post-war period. The public city square is shaded from the sun by protecting existing trees and planting more. We're planning a small fountain on Liejyklos St. At the boundary of Zones A and B, gutters are provided for rainwater collection from the city square (Zone B) infiltrating the local ground system. The gravel cover of the yard of Radvila Palace will allow natural infiltration without an additional rainwater collection system.

Competition territory: compliance of the plot and its access points with the principles of universal design

We plan to design the Palace yard (zone A) and the city square access points (zone B) with tactile stainless steel marking on the pavement, marking the bicycle path along Vilniaus St. pedestrian paths and the sloping elements on the square. Similar solutions in brass to be

implemented in the Radvila Palace courtyard (zone A).

Competition territory: stages of arrangement of the plot and its access points

Plot regulation can be organized in two logical stages: Zone A and B. Meanwhile, the courtyards in the eastern part of the palace property should be maintained together with the construction of the complex buildings.

Project site and building parameters

	existing situation	additional	total
site area (zone A)	8 028 m ²		8 028 m ²
building intensity	0,95	0,35	1,3
building density	48%	12%	60%
building area	7 700 m ²	2 851 m ²	10 551 m ²
building volume	53 234 m ³	20 694 m ³	73 928 m ³
number of floors	5 floors (incl. basement and attics)	-	5 floors (incl. basement and attics)
building height	24.50 m (existing)		24.50 m (existing)
site area (zone B)	2 950 m ² (preliminary existing)		2 950 m ² (preliminary existing)